

COUNTRY LIFE

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AND COUNTRY PURSUITS.

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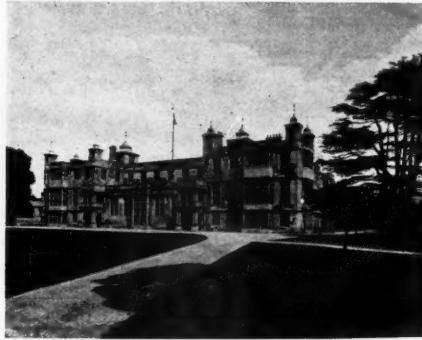
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MESSRS. WALTON & LEE,
LAND AGENTS,
10, Mount Street, Grosvenor Square, London W.

MESSRS. WALTON & LEE,
SURVEYORS,
10, Mount Street, Grosvenor Square, London, W.

MESSRS. WALTON & LEE,
AUCTIONEERS
10, Mount Street, Grosvenor Square, London, W.



ONE OF THE "STATELY HOMES OF ENGLAND."

A SUPERB RESIDENCE, lying within about two hours by rail of London, and in the midst of charming typical English woodland and pastoral scenery, to be LET, Furnished, for a term of four or five years, with shooting over an Estate of nearly 10,000 acres, of which about 1,200 acres are covert. The Mansion, which is in the Italian style, is seated in a finely-timbered park of about 400 acres, is fully Furnished in a manner consistent with its character and importance, and is replete with every convenience that luxurious comfort can demand. It contains all the accommodation necessary for the reception of a family of rank and wealth, and is admirably adapted for entertaining on a large scale. The out-offices and stabling are commensurate with the size and distinction of the Residence, while the water supply and sanitation of the premises are unexceptionable. The pleasure grounds and gardens, which are exceedingly beautiful, have been laid out at an enormous cost, and include unusually fine examples of sculptured fountains. The grounds embrace also a variety of wilderness and lake walks, and afford generally a display of sylvan and artistic beauty rarely to be met with. The kitchen gardens are fully stocked, and include a full complement of glass. Fishing is obtainable on the Estate, hunting may be had four days a week, and there is a nine-hole golf course and a cricket ground in the park.—Full particulars from Messrs. LOFTS & WARNER, 130, Mount Street, London, W.; or Messrs. WALTON & LEE, 10, Mount Street, London, W. Personally inspected and strongly recommended. (13,258.)

AUDLEY END (near Saffron Walden, on the borders of Essex and Cambridgeshire).—This princely SEAT, once a royal Residence, erected early in the XVIIth Century, to be LET, Furnished, to an approved tenant, together with the fine shooting over the Estate of about 7,000 acres. The Mansion, standing in a well-timbered park of upwards of 300 acres, is situated one mile from a station on the G.E.Ry. Main Line, whence London is reached in little over an hour. It contains a noble and very lofty hall, 92ft. by 27ft., with minstrel gallery, a very fine suite of reception chambers, between 40 and 50 bed and dressing rooms, and a very complete suite of domestic offices and conveniences. The stabling comprises accommodation for about 20 horses, large coach-houses; coachman's and groom's cottages, etc. A special feature of the Property is the pleasure grounds, which are of an exceptionally beautiful character; they include large lawns, cricket ground, and delightful plantations. The kitchen gardens are extensive, and there are numerous glasshouses commensurate with the character of the Property. The Estate forms one of the finest sporting properties in the Eastern Counties, and includes numerous woods affording facilities for rearing an almost unlimited number of pheasants, whilst the partridge ground is first-class. Hunting with three, four pairs of hounds interests the park, affording fishing, and duck and snipe shooting.—Full particulars of Messrs. MARTIN, NOCHOLS & SONS, Land Agents, Saffron Walden, and 2, Parson's Court, Cambridge; or of Messrs. WALTON & LEE, 10, Mount Street, London, W., who have personally inspected the Property.



THE ABOVE OLD-FASHIONED MANOR HOUSE, in Surrey (about a mile from three stations, and three-quarters of an hour's rail from the City and West End) to be LET, Unfurnished, on Lease. It is surrounded by delightful old gardens of upwards of an acre and a half, and contains sitting hall, four receptions, thirteen bed and dressing, and two bathrooms, and there are stabling for three horses, men's rooms, and cottage for gardener; Company's water laid on; the pleasure grounds are fully matured, and adorned with some beautiful old cedar and other trees; walled kitchen garden, etc.; excellent golf links three miles distant. Personally inspected.—Apply Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,662.)

SOMERSETSHIRE.—To be LET, partly furnished, the above excellent RESIDENCE, substantially-built of Bath stone, and in good repair, having recently been thoroughly renovated. It is approached by carriage drives, stands about 400ft. above sea level, and is surrounded by inexpensive pleasure grounds of about six acres. The House is heated by hot water, and contains five reception rooms, fourteen bed and dressing rooms, and capital offices, including laundry fitted by Bradford; stabling for five horses, with coach-house, etc., and cottage; good gardens, orchards and paddock; about 5,500 acres of shooting may be had from February, 1903.—Messrs. WALTON and LEE, 10, Mount Street, London, W. (17,568.)

IN A MOST HEALTHY SITUATION near the Cumberland Hills, within easy reach of Whitehaven, Workington, Maryport, and Carlisle.—To be LET, well Furnished, a charming stone-built RESIDENCE, containing five handsome reception rooms, ten good bedrooms, bath, servants hall, and usual offices; south aspect; splendid views; stabling for five; very pretty grounds, drive, and lodge, nine acres. Ten minutes of station; church and post-office half-a-mile; town three miles; good fishing; hunting with several packs; golf links three miles. 8 to 10 guineas per week, or by the year.—Recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,576.)

WITHIN twenty-five minutes of the City and West End, in a favourite and healthy rural district, a short drive of Harrow and Stanmore, one-and-a-half miles from a main line station, with quick train service, and seven miles from Marble Arch.—To be LET, Unfurnished, on Lease, with immediate possession, a delightfully-situated and comfortable RESIDENCE, in good order, approached by carriage drive, and containing seven bedrooms, three reception rooms, bathroom, and usual offices. It stands on high land, surrounded by charming shady old lawns and pleasure grounds, inexpensive to maintain, with capital walled garden, orchard; stabling for twelve horses (nearly all boxes), harness and cleaning rooms, coach-house, and other buildings, two cottages, and park-like meadow land, eleven acres in all. Good water and drainage.—Strongly recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,863.)



DERBYSHIRE.—To be LET, Furnished, on exceptionally low terms, for a period of years, one of the oldest MANSIONS in the county (see above view), standing on dry soil, surrounded by well-laid-out grounds, beautifully-timbered, and comprising good reception rooms, conservatory, billiard room, four bed and dressing rooms, nurseries, bathroom, w.c.'s; good offices and first-class cellarage; stabling cottages; orchards, kitchen gardens, etc. Shooting over 2,500 acres; hunting with three packs of hounds. Personally inspected and recommended.—Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,714.)



HERTS (near Hitchin).—To be LET, handsomely Furnished, this exceptionally well-fitted and moderate-sized Family MANSION, standing about 500ft. above sea level, on gravel soil. It is approached by a pretty entrance lodge, and contains large front hall and minstrel gallery, five reception rooms, including billiard room, and thirteen well-appointed bed and dressing rooms, and two bathrooms; the domestic offices are ample and well arranged; excellent water supply; first-class drainage, and gas laid on; stabling for eight horses, large carriage-house, men's rooms, bailiff's quarters, two cottages; the pleasure grounds include an ornamental wood, two large tennis courts, fish-pond and island, garden, house, and kitchen garden. Shooting over about 1,300 acres, about 150 brace of partridges being easily obtainable in the season; hunting with four packs. Personally inspected and strongly recommended.—Full particulars and orders to view of Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,594.)

SHOOTING, GRAND FISHING, HUNTING.
TO BE LET, Furnished, for a year or term of years, one of the choicest SPORTING and RESIDENTIAL PROPERTIES in the county of Wilts, including the above fine old Jacobean Mansion, furnished throughout in a style characteristic of the period, and containing suite of reception rooms, 25 bedrooms, etc. Perfectly appointed in every detail. Shooting over 3,000 acres; probably the finest fishing in the county; hunting with two packs of hounds.—Particulars of the Sole Agents, Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,764.)

MESSRS. WALTON & LEE, LAND AGENTS, AUCTIONEERS & SURVEYORS,
TELEPHONE:
3648 GERRARD.
10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

For continuation of Advertisements, see page xiii.

TELEGRAMS:
"WALTONS, LONDON."

NICHOLAS, DENYER & CO.,
43, PALL MALL, S.W.; and at Reading, Tunbridge Wells, and Tonbridge.

430 ACRES. TO PAY 4½ PER CENT.



OLD TUDOR ESTATE (Wiltshire borders).—For SALE, a unique PROPERTY, overlooking a lovely valley. The Estate extends to 430 acres and bounds a river, and additional land can be had. The Manor House is a particularly good specimen of the Tudor period and well preserved, but requires restoration in part. There are some dozen bedrooms, halls, panelled reception rooms, etc.; pretty grounds and two sundials. The Estate is divided into two farms, farm-house, and buildings. Possession of House only could probably be arranged, if desired. Price £13,000.—Photo. at 43, Pall Mall, S.W. (10,306.)

75 minutes. Grafton and Bicester Hunts.



JACOBEAN ESTATE.—For SALE, a choice ESTATE of 100 acres, in perfect order; 400ft. above sea. The House is an unique structure, erected in the Jacobean Style; twelve bed, large and noble sitting room hall; stabling; cottages; land lets at £2 10s. per acre. (10,437.)

2,000 ACRES in West Midlands (four hours of London), a notable ESTATE, possessing unusual shooting, fishing and scenic advantages; moderate-sized Mansion and lovely park. Lands Let to old tenants, and rent roll a sound one.—Full particulars at 43A, Pall Mall. (10,457.)

Malvern Hills; magnificent ornamental timber.



GEORGIAN MANSION at £7 7s. per week, furnished, or might sell whole ESTATE of 70 acres, which is in perfect order; near station, and commands lovely views of Malvern Hills. twelve bed, five reception; stabling. (10,480.)

BARGAIN.—RESIDENCE and fourteen acres, £2,750.—Sussex.—For SALE, charming Property, about 60 minutes' run; twelve bed, bath, five reception, Hall with grate; stabling. (8129.)

Residential Estate, 80 acres; lake; Kent and Sussex borders.



SPORTING AND SOCIAL DISTRICT.—For SALE, a delightful well-timbered ESTATE: twelve bed, bath, five reception; stabling, buildings; lawns and ornamental lake, woods, etc. (9544.)

Exceptional Sporting Estate, nearly 2,000 acres; Grafton Hunt.

3 PER CENT. NET from valuable ESTATE in ring fence, with splendidly placed woods and covers, affording sporting facilities par excellence; net rent roll over £1,000.

NICHOLAS, DENYER & CO.
43, PALL MALL, S.W.; and at Reading, Tunbridge Wells, and Tonbridge.

MIDLAND COUNTIES (fine bracing situation, magnificent and extensive views).—To be SOLD, an ESTATE of 1,16 acres, chiefly comprising rich meadow land of park-like character, very handsomely timbered, attractive old-fashioned Residence, exceptionally well built, in perfect order, and charmingly fitted in the Adams' style. Accommodation comprises thirteen bedrooms, bath, three large lofty reception rooms; excellent stabling and buildings suitable for the Estate; cottages, etc. The photo. given under shows

A PORTION OF THE PARK-LAND.



The Estate is bounded on one side by a well-known river, in which there is excellent fishing. The House stands high above the level of the river. The soil is light; but of a rich character, and the subsoil is red sandstone. Hunting and shooting can be had, and there is good society in the district.—The Property has been inspected and is recommended by the Agents. (10,341.)

M.P.'S AND MERCHANTS.—Magnificently timbered park and Queen Anne MANSION, about 70 minutes west of London, amid favoured, social, and sporting advantages; the Mansion, with electric light and every convenience, has 20 bed, magnificent halls, and reception rooms; stabling; lodges; lovely old lawns and gardens. Strongly recommended. (10,475.)

BERKS (Bracknell and Wokingham).—£2,500, or close offer, for choice COUNTRY RESIDENCE and nine acres; six bed, bath; stabling.—Apply Blagrave Street, Reading, or 43A, Pall Mall. (8144.)

RENT £100, Unfurnished, for charming COUNTRY RESIDENCE in Glos.; eleven bed; stabling; lovely grounds and meadow land; 600 acres shooting if desired. (9638.)



THE ABOVE fine old MANSION, with grounds, parkland and plantations, to be LET, on Lease, or the whole Estate of about 1,000 acres, to be SOLD. The Mansion contains a splendid suite of magnificent reception rooms, and about 20 bedrooms, the whole adapted for a large establishment. Price and rent both very moderate. (10,443.)

RENT £120 (Woburn Sands, Beds.).—To LET, charming RESIDENCE; seven bed; stabling; well-timbered old grounds. (B 1777.)

TO BE SOLD, a bargain, a beautiful old red-brick, early Georgian HOUSE, with noble suite of entertaining rooms, in all seventeen bed and dressing rooms; the delightful old gardens and lawns are sheltered from the north by high brick walls, and open to the south with full exposure to the sun. The parklands extend to nearly 24 acres, are skirted by belts of timber, and dotted with lovely old trees, principally sweet chestnut, and slope down to a pretty river, in which there is capital boating; two miles from main line station, 75 minutes from London. (8164.)

MANSION, 200 ACRES; £8,000.



YORKS (lovely district).—For SALE, Freehold ESTATE 200 acres (land let off), including old-fashioned Mansion in park of 30 acres; eleven bed, three reception, conservatory; stabling and lovely old gardens; capital farm-house and number of cottages. Farm let off at £170 per annum.—Apply 43, Pall Mall, S.W. (9417.)

ON THE BORDERS OF DARTMOOR, two miles from a station.—To be SOLD, a capital little old-fashioned RESIDENCE, suitable for a Hunting Box. It contains three reception, five bed and dressing rooms; stabling for three; pretty pleasure grounds, tennis lawn, walled kitchen garden and paddock, in all four acres. Price £1,550.

MESSRS. GIDDY & GIDDY,
ESTATE AGENTS & SURVEYORS,
No. 4, WATERLOO PLACE, PALL MALL,
Maidenhead (for the Thames-side district).
Branch Offices: Sunningdale (for Ascot).
Windsor.



500ft. above sea level, commanding beautiful views of the Cle Hills and Welsh Mountains.

RAVEN ARMS DISTRICT.—To be SOLD, this beautifully situated, exceptionally well-appointed Freehold RESIDENCE, containing thirteen bed and dressing, bath, billiard, and reception rooms, servants' hall, domestic offices, outbuildings; stabling for four; large attractive gardens, conservatory, greenhouses, model farmery, two cottages, and 35 acres land in a high state of cultivation. The House is in first-rate order, and fitted with every modern convenience, electric light, etc., and affords one of the most desirable moderate-sized Estates in the county; hunting with three packs; fishing and shooting obtainable.—Price and full particulars of the Agents, Messrs. Giddy & Giddy, 4, Waterloo Place, S.W.

Nearly 400ft. above sea level, with extensive views over the Wiltshire Downs, etc.

WILTS AND SOMERSET BORDERS (within a drive of Frome and Bath, and under two-and-a-half hours of London).—To be LET, Furnished, or Unfurnished on Lease, a charmingly-situated COUNTRY RESIDENCE; four reception, fifteen bed and dressing rooms, nurseries, bath, etc. complete offices; stabling for five or more; gardens and grasslands 22 acres, shooting over 400 acres, hunting, and golf. Personally inspected and recommended.—Agents Messrs. Giddy & Giddy, 4, Waterloo Place, S.W.



BEAUTIFUL MARINE RESIDENCE.

With or without ESTATE of nearly 1,000 acres.

NORTH COAST OF DEVON.—To be SOLD, or LET, Furnished, a delightfully-situated moderate-sized MARINE RESIDENCE, occupying a fine position amidst coast and inland scenery of a very beautiful and romantic character. It overlooks the sea, from which it is distant only a few minutes' walk, has stabling, and beautiful grounds and woodlands of 50 or 60 acres. If desired, the rest of the Estate, comprising four farms, the greater portion of a very picturesque village, and hill and cliff land, having a long frontage to the sea, may be bought to pay about 3½ per cent. Further particulars of the Agents (who have inspected), Messrs. Giddy & Giddy, 4, Waterloo Place, S.W.

REIGATE (one mile from the station).—For SALE, a charming Freehold RESIDENCE, in very fine position, with panoramic views; quite secluded, approached by long carriage drive; four reception and billiard rooms, ten bed and dressing rooms, two bathrooms, good offices; stabling for four, cottage, well-matured pleasure grounds, kitchen garden, orchard, in all nearly three acres.—Personally inspected by Messrs. Giddy & Giddy, 4, Waterloo Place, S.W.



WORCESTER (within a drive of, in a magnificent position on high ground, commanding beautiful views).—For SALE at a moderate price, exceptionally attractive RESIDENTIAL ESTATE of about 100 acres, with the above excellent Family Residence; containing fine entrance and inner halls, four reception rooms, sixteen bed and dressing rooms, servants' hall, and offices; ample stabling and outbuildings, pretty grounds, glasshouses; home farm, with farm-house and suitable buildings.—Full particulars of Messrs. Giddy & Giddy, 4, Waterloo Place, S.W.

GIDDY & GIDDY'S LIST OF ESTATES
SPORTING PROPERTIES, and COUNTRY HOUSES
(one of the largest issued), in all the favourite districts of England and Wales, to be SOLD or LET, a large proportion of which have been personally inspected, may be had by post for six stamps.—Offices, 4, Waterloo Place, Pall Mall, S.W. Maidenhead, Sunningdale, and Windsor.

MESSRS. GIDDY & GIDDY,
LAND AND ESTATE AGENTS,
WATERLOO PLACE, PALL MALL, S.W.

TELEGRAMS:
"GALLERIES, LONDON."

KNIGHT, FRANK AND RUTLEY.

Head Offices: 9, CONDUIT STREET, LONDON, W.

TELEPHONE:
1942 GERRARD.

ILLUSTRATED PROPERTY REGISTER.

MESSRS. KNIGHT, FRANK & RUTLEY'S next issue of their REGISTER will be published as usual on the First of the New Year, and will be forwarded, post free, on receipt of three stamps.

VALUATIONS
for
ESTATE DUTY,
TRANSFER,
COMPANY
PROMOTION,
etc., of

LANDED ESTATES
and
AGRICULTURAL
PROPERTY.
House Property in Town or
Country, and
Building Land.
Furniture, Pictures, and
Drawings, China and Bronzes,
Jewellery, Engravings and
Miniatures, Books and
Autographs.
Sculpture, Coins, and Medals,
Old Violins and Pianofortes,
Lace, Scientific Instruments,
Armour, etc., etc.
Trade Stocks, Horses, Carriages and Wagons.

MESSRS. KNIGHT, FRANK & RUTLEY, being daily concerned in the Sale of the above-mentioned Properties at their Auction Galleries and in the country, possess a practical knowledge of the value of the same, and are able to give prompt attention to instructions, as they maintain separate staff for that purpose.—Offices: 9, Conduit Street, W.

ONE HOUR OF TOWN ON THE G.N. RY.
A SPORTING ESTATE OF OVER 1,500 ACRES.

TO BE SOLD, a RESIDENTIAL and SPORTING ESTATE, including an interesting old-fashioned COUNTRY HOUSE seated in a well-timbered park of 70 acres, and approached through an avenue carpeted with larches; entrance with lodge entrance. Accommodation: central hall, billiard room, suite of reception rooms, 23 bed and dressing rooms; stabling for twelve



horses, numerous cottages; beautiful old grounds and pleasure gardens, with many specimen trees. The agricultural portion of the Property is divided into five farms, and the whole is at present in hand, but could immediately be let if desired. Good partridge shooting.—Further particulars, plan, and photographs of the Sole Agents, Messrs. KNIGHT, FRANK & RUTLEY, as below. (1827.)

GUILDFORD DISTRICT.
Five acres; eight bedrooms; stabling for three; lodge and cottage; station five minutes.

TO BE SOLD, Freehold, the above ivy-clad RESIDENCE, standing high and well sheltered. Accommodation: oak-panelled hall used as sitting room, dining and drawing rooms, conservatory, eight bedrooms, bathrooms (h. and c.), and usual domestic offices; stabling for three horses; two tennis courts, kitchen garden, orchard, etc., in all nearly five acres.—Price and full details of Messrs. KNIGHT, FRANK & RUTLEY, as below. (1677.)

TELEGRAMS:
"GALLERIES, LONDON."

KNIGHT, FRANK AND RUTLEY.

Head Offices: 9, CONDUIT STREET, LONDON, W.

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XIVTH CENTURY MANOR HOUSE.

Over 1,100 acres. Hunting, Shooting, and Fishing.
THREE HOURS OF TOWN.—To be SOLD, a SPORTING ESTATE of over 1,100 acres, with an old Manor House, containing four reception and ten bed and dressing rooms; gravel soil; one-and-a-half miles of trout fishing; excellent shooting.—Price and further particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below. (1842.)

BEAUTIFUL OLD ELIZABETHAN MANSION.
BRACING SITUATION.

CANTERBURY DISTRICT.—To be LET at once, the above fine old MANSION, with possession of 4,100 acres of shooting, including 1,200 acres of covers, in February next. The House is beautifully situated in well-timbered park of about 400 acres, and comprises six reception rooms, billiard room, 22 bed and dressing rooms, also a spacious gallery. The Residence is in good order throughout; stabling for eleven well-timbered gardens and grounds of about 28 acres, inexpensive to maintain, tennis lawn, extensive woodland walks, etc. Hunting with the East Kent Foxhounds. The Property is within one-and-a-half miles of Barham Station, and seven miles from Canterbury, Folkestone, and Dover.—Particulars of CECIL E. KINGSFORD, Esq., Solicitor, Canterbury; or Messrs. KNIGHT, FRANK & RUTLEY, 9, Conduit Street, W. (1648.)

25 MILES FROM TOWN.
Five acres; billiard room, thirteen bed and dressing rooms; stabling for six.

KENT.—To be SOLD or LET, Unfurnished, the above excellent Family RESIDENCE, standing in well-timbered grounds of five acres; 500ft. above sea level with south aspect. Accommodation: drawing, dining, and morning rooms, library, and thirteen bed and dressing rooms; stabling for six horses, coach-house, and man's room. The grounds consist of shrubberies, lawns, flower and kitchen garden, etc. Two packs hunt the neighbourhood.—Further particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below. (1253.)

UNDER ONE HOUR OF TOWN
SURREY HILLS.—To be SOLD, Freehold, a well-built RESIDENCE, standing high, with south aspect. Accommodation: entrance hall, four reception, and eleven bed and dressing rooms, servants' hall, and usual domestic offices; stabling for seven horses; model farmery, pleasure grounds, paddocks, etc., in all nearly fourteen acres; hunting with three packs; station one mile.—Agents, Messrs. KNIGHT, FRANK & RUTLEY, as below. (1373.)

45 minutes from Town.
One of the best Modern Houses in Surrey; two stations one-and-a-half miles; electric light.

TO BE SOLD, with 10, 20, 40, or 240 acres, the above well-built RESIDENCE, replete with every imaginable convenience, facing south, and surrounded by 100 acres of parkland. Accommodation: entrance hall, noble central hall 66ft. x 18 ft. 27ft., opening into beautiful winter garden, fine double drawing room, full-sized billiard room, boudoir, morning room, handsome dining rooms, 20 or more bed and dressing rooms, three bathrooms; the House is heated by hot water; stabling for eleven horses, coachman's house, model farm, cottages, and lodges; modern drainage; Company's water; tastefully-arranged grounds. Hunting, shooting, fishing, boating, and golf.—Messrs. KNIGHT, FRANK & RUTLEY, as below. (813.)

ILLUSTRATED PROPERTY REGISTER

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AUCTIONS of LANDED ESTATES.

AUCTIONS of RESIDENTIAL PROPERTIES.

AUCTIONS of TOWN and COUNTRY HOUSES.

AUCTIONS of GROUND RENTS and INVESTMENTS.



6,500 ACRES SHOOTING. GOOD HUNTING.

THREE-AND-A-HALF miles from Calne, and nine miles from Chippenham.—This fine old Family MANSION to be LET, Furnished, for the Winter or by the year, with shooting over 4,500 or 6,500 acres. The House is secluded and seated in a well-timbered park of 200 acres, and contains a noble suite of reception rooms, billiard room, and 35 bed and dressing rooms; there is stabling for 20 horses, and the beautifully-timbered gardens and grounds are exceptionally attractive. Good hunting with the Duke of Beaufort's hounds.—Particulars can be obtained from the Agents, Messrs. KNIGHT, FRANK & RUTLEY, as below.

TWO HOURS FROM TOWN, on the G.W. Ry.—To be SOLD, a SPORTING ESTATE of 3,000 or 6,500 acres, with a fine old stone-built Mansion, standing in a park. Good hunting; fair shooting. Land all Let to first-class tenants.—Messrs. KNIGHT, FRANK & RUTLEY, as below. (1818.)

About 45 minutes from Euston; Gol. one-and-a-quarter miles
Gas and Water laid on; Five Acres.

TO BE SOLD, Freehold, the above attractive RESIDENCE, built about 40 years ago, in the Gothic style. Accommodation: four reception, and ten bed and dressing rooms; stabling for three horses; lovely grounds of five acres; main drive; shooting in the district.—Price and full particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below. (1688.)

Old-fashioned Georgian Residence; Grand Marine View.
Nearly two acres; seven bedrooms; high position.

HANTS COAST (overlooking the Solent and the Needles).—To be SOLD, Freehold, the above Family RESIDENCE, facing south, and well sheltered; approached by carriage drive, and containing large hall, three reception, and seven bed rooms. Latest sanitary arrangements. Electric bells, gas and Company's water laid on. Pleasure grounds and land of nearly two acres; soil, gravel and sand; church, post, etc., three minutes' walk.—Full particulars of Messrs. HAN考INSON and Son, 2, St. John's Buildings, Christchurch Road, Boscombe; or Messrs. KNIGHT, FRANK & RUTLEY, 9, Conduit Street, W. (186.)

KNIGHT, FRANK AND RUTLEY.

Head Offices: 9, CONDUIT STREET, LONDON, W.

CHAMPION & BUSBY, Valuers and Surveyors,
27, CHARLES STREET, ST. JAMES'S, S.W.

ALL PROPERTIES IN THESE COLUMNS PERSONALLY INSPECTED.

BEDFORDSHIRE (eight miles from the good county town of Bedford, and four from good main line station).—To be SOLD, an old Elizabethan RESIDENCE, situated in its own grounds of about 47 acres of grass land, magnificently timbered with limes and beeches. The Residence contains large square hall (oak panelled), grandly carved oak staircase, three large reception and billiard rooms, seventeen bed and dressing rooms, two bathrooms, and usual offices; stabling for ten horses. The grounds are very picturesque, including large walled kitchen garden, lawns, pleasure gardens, ornamental water, avenue of limes. Magnificent views; dry soil. Price £12,000.—Apply as above.

PRICE £5,500. NORFOLK.



PHENOMENAL BARGAIN.—To be SOLD, a charming little ESTATE of 45 acres of beautifully-timbered park-like land in a ring fence, and bounded on one side with a river, together with the above desirable Family Residence, situated on gravel soil, within easy drive of a main line station, on the West Norfolk and Suffolk Borders, whence London can be reached in two-and-a-half hours. Accommodation: three reception, nine bed and dressing rooms, gunroom, bathroom, and usual offices; stabling for three horses. The grounds include tennis and other lawns, kitchen garden, pleasure grounds, glasshouses, cottage, grass land, and plantations. The Residence is surrounded on two sides by a verandah, and is situated in one of the best shooting districts in England. Furnished. Rental £200 per annum.—Strongly recommended by the Agents, as above.

ESSEX.—£12,000 will purchase a charming RESIDENTIAL ESTATE, near Chelmsford, with 250 acres of land, in a capital state of cultivation, well watered and timbered. The Residence is placed amidst picturesque grounds, and could be enlarged if necessary. Two magnificent avenues are features of the property. Situate two and-a-half miles from station, and one mile from post, telegraph, golf links, and large boys' college. Trout fishing on Property. Would be SOLD, with 100 acres pasture, for £6,000. Strongly recommended.—Apply as above.



£4,000 for the above comfortable stone-built RESIDENCE, situated in Somerset, near the Dorset borders, and three miles from a station. To be SOLD, Freehold, containing ten bed and dressing rooms, three reception rooms, kitchen, and usual offices; stabling for three horses; the grounds, which cover an area of nearly seven acres, include walled kitchen garden, pleasure ground, tennis lawn, two paddocks, vineyard, etc. Hunting, shooting, and fishing in the district. Rent, Unfurnished, on Lease, £125 per annum.—Apply as above.

£1,100 for a charming old Suffolk FARM-HOUSE near Stowmarket, together with ten acres of grounds. The Residence, which is half moated, contains three good sitting rooms, six bedrooms, and kitchen, and is capable of being made into a charming gentleman's residence. Price, with 45 acres, £1,500.—Apply as above.



£3,500 WILL PURCHASE the above picturesque old-fashioned RESIDENCE, in a favourite part of Oxfordshire, three miles from station, with frequent and fast service of trains to London. Accommodation: three reception and eight good bedrooms, bathroom, and usual offices; capital stabling for nine horses, with other buildings. The grounds, which cover an area of nearly seven acres, include pleasure and kitchen garden, glasshouses, cottages, orchard, and two paddocks. Main water; perfect sanitation. Light soil; 40ft. above sea level. Good society. Hunting with Bicester, Heythrop, and two other packs.—Apply as above.

CHAMPION & BUSBY, Land Agents,
27, CHARLES STREET, ST. JAMES'S, S.W.

TELEPHONE: 1234 CENTRAL.



£1,250 WILL PURCHASE the above XVIIth Century RESIDENCE, with five acres of land, situated on the outskirts of a picturesque East Anglian village in Norfolk, near the Suffolk Borders, and two-and-a-half miles from station whence London is reached in three hours. Accommodation: square hall, three reception rooms (one 18ft. by 24ft.), nine bed and dressing rooms, bathroom, and usual domestic offices; stabling for three horses, cottage, and usual outbuildings; the grounds include tennis lawn and croquet lawn, good walled kitchen garden, drive, paddock, etc., all well timbered; gravel soil; hunting with the West Norfolk. A bargain.—Apply as above.



£1,600—ESSEX.—To be SOLD, a genuine old Essex HOUSE as above, situated three miles from Romford Station and one-and-a-half miles from another, whence London is reached in half-an-hour. Accommodation: four reception, eight bedrooms, bathroom; stabling for three horses, charming old walled gardens of five acres, including lawn, walled flower and kitchen gardens, "ladies' walk," shrubberies, etc. Golf links near. Bargain. Price £1,600.—Apply as above.



£1,900 for the above quaint old-fashioned creeper-clad RESIDENCE, situated on the Norfolk and Suffolk borders, within easy driving distance of good main line station. Accommodation: three reception, billiard room (full-sized table), six bedrooms, kitchen, scullery, and offices; stabling for two horses; the grounds extend over four acres (plentifully studded with magnificent beech trees), including lawn tennis and gravel courts, other lawns, kitchen garden, paddock, cottage, etc.; 300ft. above sea level; soil gravel. Strongly recommended.—Apply to Sole Agents, as above.



£1,800 WILL PURCHASE a charming little RESIDENTIAL PROPERTY, with old-fashioned Residence shown as above, situated one-and-a-quarter miles from a station, and within easy reach of a Somersetshire cathedral town, placed amid beautiful surroundings, and well-kept grounds of seven acres, beautifully timbered, and including pleasure grounds, lawns, walled kitchen garden, vineyard, orchard, and meadow land; contains four reception, nine bedrooms, bathroom, and usual offices; stabling for two horses, and outbuildings; near good golf links; gravel soil; main drainage. A bargain.—Apply as above.

MR. F. PERKS,
LAND AGENT & SURVEYOR,
13, Waterloo Place, Pall Mall, London, S.W.

CHESHIRE (easy of access to Manchester and Liverpool).—A very attractive SPORTING and RESIDENTIAL ESTATE of about 1,800 acres to be SOLD at a very moderate price, and offering an exceptionally good investment. The picturesque Mansion is approached by a carriage drive with lodge at entrance, stands on high ground, commanding lovely views, and contains large hall, three reception, billiard, eighteen bedrooms, etc.; the farms are all let; particularly good shooting is afforded. Strongly recommended.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

£4,250; 255 ACRES.



A BARGAIN IN WALES.—A picturesque Freehold RESIDENTIAL and SPORTING ESTATE of 255 acres to be SOLD, a sacrifice, situated amidst the finest scenery in North Wales. The Residence, which is shown at the extreme right-hand side of the above view, is approached by a carriage drive with entrance lodge, and contains three reception, nine bedrooms, fitted bath, etc. There are very picturesque grounds, well-fitted stables, coachman's house, two cottages, and farm-buildings. Good fishing in a river forming one boundary, and capital shooting. Price only £4,250, including the valuable timber, estimated at £1,400, the woods being close on 100 acres.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

K ENT (one mile from a station and six miles from Dover, in a highly picturesque and favourite locality).—A most attractive Freehold RESIDENTIAL PROPERTY of seventeen acres to be SOLD at a very low price. The House is approached by a carriage drive, stands high, and contains three reception, billiard, eleven bed and dressing rooms, etc. The grounds are handsomely timbered, and there are well-fitted stables, cottage, farmery, and park-like meadows. Only £4,250.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.



WILD DUCK SHOOTING.—The above charming Freehold RESIDENCE, occupying a high and dry situation on gravel soil, with fine views of the German Ocean, to be SOLD at a bargain price, with nearly 650 acres of land and marshes affording excellent duck, snipe, and partridge shooting. There is good yacht anchorage just outside boundary. The House contains three reception, six bedrooms, etc. The Property includes farm-house, ample buildings, and cottages. A nice drive from a main line station, 76 minutes from London, in a bracing and notably healthy locality.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

NORFOLK.—A splendid little SPORTING ESTATE of 600 acres. Price only £11,000. The Residence contains four sitting rooms, nine bedrooms, etc. There is a farm-house, bailiff's house, eight cottages, and excellent buildings. Very good shooting is afforded, and more available.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.



SUSSEX COAST (near a fashionable watering-place, and occupying a high and beautiful situation, well sheltered from the north and east, and commanding very fine sea and land views).—The above choice Freehold RESIDENCE to be SOLD, containing four reception, billiard, twelve bedrooms, etc.; water is laid on. There are well-fitted stables, picturesque pleasure grounds, glasshouses, and paddock, in all six acres; subsoil dry sandstone.—Mr. F. PERKS, 13, Waterloo Place, Pall Mall, S.W.

MR. F. PERKS,
LAND AGENT & SURVEYOR,
13, Waterloo Place, Pall Mall, London, S.W.

TELEPHONE NO.
1938 GERRARD.OSBORN & MERCER,
286, ALBEMARLE STREET, PICCADILLY, W.TELEGRAPHIC ADDRESS—
"OVERBID," LONDON.

TO YACHTSMEN AND OTHERS.

HANTS (close to a private pier for yachts, near to a station, and three miles from a favourite seaside resort).—To be SOLD, a particularly well-arranged and artistic Freehold RESIDENCE, containing three reception, billiard, eleven bedrooms, etc.; stabling for two; gardens and lawn, etc., in all about one-and-a-half acres; excellent water supply and drainage; while in first-class order.—Agents, Messrs. OSBORN and MERCER. (x 421.)



LEICESTERSHIRE (close to a station and good town).—To be SOLD, a very fine Mansion as above, occupying a commanding position from which good views of the surrounding country are obtainable, and containing four large reception rooms, billiard room, eighteen bed and dressing rooms, bathroom, and extensive domestic offices; stabling for about 20 horses, coach-house, etc.; grounds and gardens of about six acres; gardener's cottage; within easy reach of three packs.—Further particulars of Messrs. OSBORN & MERCER, 286, Albemarle Street, Piccadilly, W. (10,305.)

HEREFORDSHIRE (in a good social and residential district, and within an easy drive of a good market town).—To be SOLD, a Freehold RESIDENTIAL and SPORTING ESTATE of about 1,266 acres, together with a well-built Residence, containing three reception, eleven bedrooms, etc.; stabling for twelve horses; pretty grounds and gardens, two kitchen gardens (one walled), productive orchard. Good water supply and drainage.—Full particulars of the Agents, Messrs. OSBORN and MERCER. (10,204.)

DORSET.—To be SOLD (two-and-a-half miles from a station), 735 ACRES, of which about 677 acres are of the finest pasture in the district, 25 arable, and 30 woodland, the whole being handsomely timbered and well sheltered, affording picturesque sites for the erection of a mansion. There are several good farm-houses, with buildings, etc.; good shooting and hunting. The Estate is let to good tenants at reduced rentals.—Agents, Messrs. OSBORN & MERCER. (2612.)



THREE HOURS FROM LONDON.—To be LET, from the middle of January until middle of July, the above fine old historical MANOR HOUSE, containing a suite of spacious reception rooms, including a billiard room, seventeen bed and dressing rooms, good offices; ample stabling; the property is in an excellent hunting centre.—Further particulars of Messrs. OSBORN & MERCER, 286, Albemarle Street, Piccadilly, W., through whom an appointment to view have to be made. (5885.)

SUFFOLK (admirably situated for yachting, boating, fishing, and hunting, and half-a-mile from a station).—To be SOLD, a well-built and comfortable Freehold RESIDENCE, containing three reception, billiard, eight bedrooms, bathroom (h. and c.), and domestic offices; seated in grounds, etc., of about five-and-a-half acres; stabling for three.—Price, etc., of OSBORN and MERCER. (x 429.)



SHROPSHIRE (one-and-a-half miles from a market town and two from its station; in a good social neighbourhood town).—To be LET on Lease, either partially Furnished or Unfurnished, the above attractive FAMILY MANSION, standing in a well-timbered park, and surrounded by very enjoyable (but not too expensive) pleasure grounds and gardens.—Full particulars as to accommodation of house, terms, etc., of Messrs. OSBORN & MERCER, 286, Albemarle Street, Piccadilly, W. (5283.)

KENT (in a good social and residential district, one mile from a first-class town, and about an hour from London).—To be SOLD, a gentleman's Freehold RESIDENCE, occupying a high and healthy situation in grounds of about one-and-a-half acres; the House is well built and very artistically designed, the interior containing some finely-carved oak work and paneling; the accommodation consists of entrance porch, fine hall, a handsomely carved oak staircase, dining room with stone Tudor chimney piece, drawing room decorated in the Adams style and opening into conservatory, breakfast room, five principal bedrooms, boudoir, two large attics, bathroom (h. and c.), conveniently arranged domestic offices, w.c., etc.; good drainage and water supply.—For price and further particulars, apply to the Agents, Messrs. OSBORN & MERCER, 286, Albemarle Street, Piccadilly, W. (x 423.)

WEST OF ENGLAND.
In a district noted for its splendid climate, and about a mile from a station.



TO BE SOLD, an exceptionally charming Freehold PROPERTY, comprising a handsome modern Mansion and about 35 acres of exceedingly attractive and richly-wooded grounds, beautifully-laid-out gardens and park-like pasture land. The Residence is approached by two carriage drives, and occupies a delightful and elevated position about 150ft. above sea level,



and commands grand marine views. It is well designed and appointed, and contains four reception, billiard, 22 bed and dressing rooms, and complete domestic offices; stabling for six horses, small farmery; glasshouses, partly walled kitchen garden; excellent facilities for yachting and boating. The House would be Let, Furnished. For price, plan, and further particulars, apply to the Agents, Messrs. OSBORN & MERCER, who have personally inspected the Property and can thoroughly recommend it. (10,281.)

SUSSEX (in a very pretty and favourite residential district, ten minutes from main line station, and one hour from Town).—To be SOLD, a well-built RESIDENCE, containing three reception, eight bedrooms, bath (h. and c.), domestic offices, etc., together with about one acre.—Full particulars and price of Messrs. OSBORN & MERCER. (x 430.)



SUFFOLK (under two miles from a capital market town and station).—To be LET, well and appropriately Furnished, the above fine old FAMILY MANSION. It is surrounded by exceptionally attractive grounds and a well-timbered park; it has good sanitation, ample water supply, hot and cold water laid on throughout, and the house is heated by hot-water pipes. The accommodation comprises six well-proportioned reception rooms, billiard room, a total of 28 bed and dressing rooms, bathroom, and all needful domestic offices; the stabling department is for thirteen horses. Included would be the shooting over the Estate of 1,543 acres, of which 142 acres are woods. It is possible that some 700 acres of adjoining shooting might be arranged for; hunting can be had with stag and foxhounds. The Property is in an excellent neighbourhood.—Terms, orders to view, and further particulars of Messrs. OSBORN and MERCER. Personally inspected. (5173.)

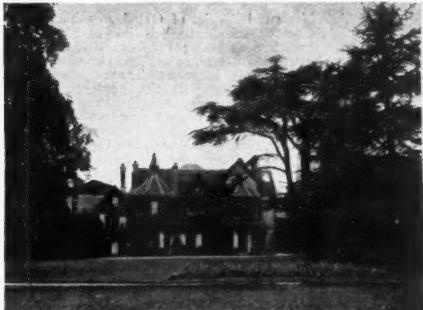
YORKSHIRE (North Riding, within easy reach of a good town).—To be SOLD, the above exceedingly handsome FAMILY MANSION, together with either 370 or 28 acres. The Residence occupies a commanding position, with fine views, seated in extensive pleasure grounds beautifully laid out in lawns, terraces, shrubberies, ornamental lakes, etc., and approached by a long carriage drive guarded by a pretty lodge. It contains six reception, billiard, and ample bedroom accommodation; stabling for six horses; modern drainage, and excellent water supply.—Agents, Messrs. OSBORN and MERCER, 286, Albemarle Street, Piccadilly, W. (10,228.)

SUSSEX (close to a market town and station).—To be SOLD, a Freehold RESIDENTIAL PROPERTY, comprising a substantially built modern Residence, with about 20 acres of grounds, etc. The House occupies an elevated position, and commands magnificent views. It is approached by a carriage drive; is fitted with electric light, and contains three reception, billiard, eleven bedrooms, and the usual offices; stabling for five horses, etc. The pleasure grounds include lawns sloping down to the river, to which it has a long frontage and boat-house; walled kitchen garden; well-stocked orchard, viney, etc.; good water supply and drainage; hunting, fishing, etc.—Full particulars of Messrs. OSBORN & MERCER. (10,167.)



WILTS (near to a capital town with exceptional railway service, London being reached in about an hour and a half).—To be SOLD, the above charming stone-built RESIDENCE with nearly five acres of land. The accommodation comprises spacious hall 32ft. by 22ft., four large reception rooms, and on the upper floor, handsome gallery and eleven bed and dressing rooms; stabling for three, etc.; attractive pleasure grounds; extensive viney and greenhouse. More land adjoining can be rented on lease. Excellent hunting in the neighbourhood.—Full particulars of Messrs. OSBORN & MERCER. (10,286.)

LEICESTERSHIRE.—To be SOLD (one-and-a-half miles from a station, and two hours from London), 105 ACRES of first-class meadow land and pasture (less land if desired). Three reception, billiard, sixteen bed and dressing rooms; stabling for nine; beautiful pleasure grounds and gardens, etc.; two capital farm-houses and complete sets of buildings, etc. The Property is in excellent order throughout, and is especially suitable for a hunting man, being situate in the Quorn country.—Agents, Messrs. OSBORN & MERCER. (2147.)



BANKS OF THE THAMES (ten minutes' walk from a station, and about one-and-a-quarter hours from Town).—To be SOLD, a commodious and attractive RESIDENCE, together with 39 acres. The House occupies a delightful position in the midst of pretty and nicely-arranged pleasure grounds, lawns, etc., and contains four reception, billiard, nineteen bed and dressing rooms. Excellent stabling for seven horses; kitchen garden, pair of cottages, outbuildings, etc.—Agents, Messrs. OSBORN & MERCER. (10,151.)

WARWICKSHIRE (within a drive of a capital town).—To be SOLD, a fine RESIDENTIAL ESTATE of nearly 2,000 acres, in a ring fence, together with the above commodious Mansion. The accommodation comprises four reception and 22 bed and dressing rooms, with extensive stabling and other outbuildings. The pleasure grounds contain a large sheet of ornamental water fed by a river, which abounds and intersects the Estate for a considerable distance. The whole of the land is let and produces a very good return. Plenty of hunting can be enjoyed in the district, many of the best meets being within easy reach. The Estate would be Sold as a whole, or an offer would be entertained for the Residence and about 100 acres.—Further particulars on application to Messrs. OSBORN and MERCER. (10,293.)



5,600 ACRES SHOOTING, some trout fishing and hunting with foxhounds, harriers, and occasionally otter hunts.—West of England.—To be LET, Furnished, for a term of years, and in first-class order, with modern sanitation, and lit by electricity, the above excellent Family MANSION, standing in a deer park of 250 acres, and containing ample accommodation.—Full particulars of this very attractive property can be had of Messrs. OSBORN & MERCER, 286, Albemarle Street, Piccadilly, W. (5884.)

MESSRS. OSBORN & MERCER, Auctioneers, Land and Estate Agents,
286, ALBEMARLE STREET, LONDON, W.

HAMPTON & SONS.

ILLUSTRATED LIST of COUNTRY ESTATES and RESIDENCES and SPORTINGS for SALE, and to be LET, published in two parts, post free, three stamps each, viz.: i. Unfurnished Houses and Landed Estates. ii. Furnished Residences and Shootings.



SUSSEX (Horsham : a few minutes from the station).—The Freehold for SALE of a Gentleman's RESIDENCE, on the outskirts of this charming town ; it contains eight bedrooms, bathroom, three reception rooms, and offices ; site for stabling, pretty grounds, with tennis lawn, flower and kitchen gardens ; valuable frontage to a main road ; price £1,800.—Further details of the Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.

CLOSE TO LIMPSFIELD GOLF LINKS.



SURREY (in the rural district of Oxted, 40 minutes from Town, and close to the favourite golf links of Limpsfield).—To be SOLD, the above charming Freehold RESIDENCE, standing 500ft. above the sea level, in well-laid-out gardens and grounds. The House contains three excellent reception rooms, and large hall, all fitted with Early English fireplaces, and dog-stoves, ten bed and dressing rooms, bathroom, two staircases, and good domestic offices ; Company's water laid on, and the house is heated by hot-air apparatus ; small stabling ; delightful grounds, kitchen garden, tennis lawn, etc., in all about two-and-a-half acres ; additional adjoining land can be had if required ; unrivalled situation for healthiness.—Price and further particulars from HAMPTON & SONS, 1, Cockspur Street, S.W., and Oxted, Surrey Hills.

IN THE FAVOURITE WINDSOR DISTRICT.
HANDSOMELY DECORATED MANSION.



BERKS.—To be SOLD, a very attractive and unique ESTATE of 35 acres, five miles from Windsor, and an hour's drive from Ascot and Henley. The House contains a handsome suite of six reception rooms, 20 bed and dressing rooms, two bathrooms, and excellent offices ; stabling for seven or eight horses ; charming pleasure grounds, productive kitchen gardens, valuable orchards producing £50 a year ; farm-buildings, and two gardeners' cottages. The remainder of the Estate comprises two smaller Residences, let on Lease to substantial tenants, and several cottages, which bring in a rent-roll of £200 a year, and would, if preferred, be Sold separately.—Apply HAMPTON & SONS, 1, Cockspur Street, S.W.

CHARMING OLD QUEEN ANNE HOUSE IN NORFOLK WITH GOOD SHOOTING.



THIS delightful old MOATED HOUSE, one of the prettiest places in the Eastern Counties, to be LET, on Lease, with about 1,550 acres of excellent shooting, about 70 acres coverts ; more shooting can be rented ; exceedingly pretty gardens and pleasure ground, finely-wood park, etc. House contains hall, four reception rooms, sixteen bed and dressing rooms, good offices ; excellent stabling ; moderate rent.—Sole Agents, HAMPTON & SONS, 1, Cockspur Street S.W.

AUCTIONS of ESTATES and RESIDENCES conducted monthly at the Mart, London E.C. VALUATIONS AND SALES of Furniture, Pictures, Farming Stock, Timber, etc.—Auction Offices, 1, Cockspur Street, S.W.

INTERESTING XVTH CENTURY HOUSE. AN HOUR OF TOWN.



£1,850 WILL PURCHASE the above genuine XVth Century RESIDENCE. Originally a farm-house, it was recently carefully altered and adapted in such manner that, whilst retaining all the old oak woodwork and interesting features, the general arrangements are fully in accordance with modern requirements. It stands in a high and bracing position, with south-west aspect, and accessible to a station on the G.E. Ry. main line, with bus service. Contains three reception and five bedrooms, bath-dressing rooms (h. and c.), and offices ; stabling adjoining can be had. The grounds include a full-sized croquet or two tennis lawns.—Plan and further details of HAMPTON & SONS, 1, Cockspur Street, S.W.

HAMPSHIRE HILLS.



TO BE SOLD (or would be Let Furnished), the above charming old-fashioned RESIDENCE, with all modern improvements, and surrounded by old grounds and parkland of nearly 24 acres ; contains four reception rooms, conservatory, thirteen bed and dressing rooms, bathroom, and capital offices ; first-rate stabling, outbuildings and cottage. The H.H. Kennels are close by, and other packs hunt the neighbourhood ; five minutes from church, village, and post and telegraph office ; one mile from station.—Agents, R. C. S. EVENNETT, Esq., Farnham, Surrey ; or HAMPTON & SONS, 1, Cockspur Street, S.W.



HANTS (in the heart of the New Forest, and within a mile of first-rate golf links).—To be LET, Unfurnished, this charming RESIDENCE, beautifully situated, commanding magnificent views. The accommodation comprises five reception rooms, fifteen bedrooms, usual domestic offices, with housekeeper's room and servants' hall ; stabling for eight horses, two coach-houses, motor house, coachman's accommodation, etc., farm-buildings, cow-house, cart-shed ; three cottages. The grounds include flower gardens, kitchen gardens, tennis court, greenhouses, and meadow land, in all about 31 acres.—Full particulars of HAMPTON & SONS, Estate Agents, 1, Cockspur Street, S.W., where other photos may be seen.

NORTH SOMERSETSHIRE.
About three hours' rail from London.



THE ABOVE Queen Anne RESIDENCE to be LET, Furnished or Unfurnished, with shooting over 400 acres, occupies a grand position with beautiful views over picturesque country, and is within a short drive of a good town. It contains four reception, and fourteen bed and dressing rooms, usual offices ; stabling for five ; two acres of pleasure grounds, walled kitchen garden, and eighteen acres of pasture.—Inspected and strongly recommended by the Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.

TOWN HOUSES.—HAMPTON & SONS are Agents for some of the best Houses, to be SOLD or LET Furnished, and Unfurnished, in all the fashionable quarters, and will forward a special selection of likely places on receipt of requirements.

Hunting with our packs ; 70 minutes North of Town.



THE above fine old-fashioned red brick RESIDENCE, in a good social district, to LET for four or five months from December, at a purely nominal rent, standing in the centre of a grandly-timbered park, with four carriage drives and beautiful surroundings. It contains hall and well-proportioned reception rooms with old oak panelling, fifteen bed and dressing rooms, stabling for five horses, cottage for men ; gravel soil ; south aspect.—Full details of HAMPTON & SONS, who have personally inspected and can strongly recommend the property.



£5,000 for the above comfortable RESIDENCE with five acres ; or it would be LET. Near to favourite City of Winchester ; a mile of railway station. It stands high but perfectly secluded, enjoys a beautiful south-eastern prospect, and has an avenue drive with picturesque entrance lodge. The accommodation comprises three capital reception rooms, conservatory, nine bedrooms, servants' hall, and offices ; stabling for six horses ; small farmery ; finely-timbered grounds displayed in terraced lawns, wilderness, and shrubberies ; large walled kitchen garden, vineyard, orchard, and meadow, altogether five acres ; Company's gas and water.—Strongly recommended from personal inspection by the Sole Agents, HAMPTON & SONS, 1, Cockspur Street, S.W.

HUNTING AND GOLF. FINE OLD COUNTRY HOUSE AND BEAUTIFUL GROUNDS.



A VERY attractive RESIDENTIAL ESTATE, in one of the most beautiful parts, 30 minutes north of Town, to be LET, Unfurnished. The Mansion is situated on high ground, about three miles from a good station, close to village, church, and post, and contains fifteen bed and dressing rooms, bathroom, fine entrance hall, suite of six handsome reception rooms, school and smoking rooms, extensive cellars, and offices ; stabling for six, coach-houses, men's rooms, farmery, etc. ; beautiful but inexpensive grounds, handsomely-timbered park, in all about 84 acres ; or the Mansion and grounds only might be rented.—Further particulars of the Agents, Messrs. DEBENHAM, TEWSON and Co., So, Cheapside, E.C. ; or HAMPTON & SONS, 1, Cockspur Street, S.W.

60 MILES NORTH OF LONDON.



TO BE LET. Furnished, for a term of years, the above important moderate size MANSION, standing high in a beautiful park. It comprises a suite of spacious reception rooms, billiard room, bathroom, 20 bed and dressing rooms, servants' hall, housekeeper's room, and usual offices ; gas, and hot and cold water throughout the house ; stabling for nine horses ; shooting over 1,700 acres ; very attractive inexpensive grounds, and 50 acres of parkland ; hunting, and fishing ; church, village, and postal telegraph office close at hand.—Apply HAMPTON & SONS, 1, Cockspur Street, S.W.

Offices: 1, COCKSPUR STREET, PALL MALL, S.W.

MESSRS. TROLLOPE,
SURVEYORS AND ESTATE AGENTS,
14, Mount Street, Grosvenor Square, W.
Telephone No. 2624 Gerrard.

IN THE HEART OF A SPLENDID HUNTING COUNTRY.



ONE-AND-A-HALF HOURS north of Town on a line.—To be SOLD, an exceedingly charming ESTATE comprising an area of about 90 acres. There is a capital Residence, very expensively fitted and decorated, containing twelve bed two, bath, large hall, and three reception rooms; excellent stabling with accommodation for twelve horses; well-laid-out grounds and park-like pasture. The whole property is in first-class order and repair throughout, and is thoroughly recommended by the Agents, Messrs. TROLLOPE, as above.

IN THE PINE DISTRICT.

SURREY, BAGSHOT (one-and-a-half miles or station, excellent tram service to Town).—An attractive Bijou RESIDENCE, commanding extensive views, artistically Furnished; bracing and dry climate; containing three reception rooms, billiard room, eight bed and bathrooms, ample offices; stabling for four, with accommodation, outbuildings. Gardens are tastefully displayed in Italian style; rosary, walks, etc.; productive kitchen garden and paddock, extending in all to about nine acres. Hunting with three packs. Golf links, Sunningdale. Very moderate rent for six months, or one year, Furnished.—Messrs. TROLLOPE, as above.

DARBY HOUSE, SUNBURY.—This delightful old Riverside PROPERTY, comprising a charming Residence, with seventeen bed and dressing rooms, bath, three reception rooms; excellent stabling, cottage, and farmery, together with lovely old-world pleasure grounds, gardens, and rich park-like pasture, and including the famous Eyot known as "Swan's Rest," in all just over eighteen acres.—Messrs. TROLLOPE big to announce that the above was NOT SOLD at their recent AUCTION and may now be treated for privately.—Illustrated particulars on application to their Offices, as above.

GLOUCESTERSHIRE, THREE MILES FROM STATION. SHOOTING, HUNTING, AND FISHING.

A CHARMING old-fashioned MANSION, in delightfully wooded park of 50 acres, commanding extensive views of beautiful country, approached by two carriage sweeps with entrance lodges, affording the following accommodation: eighteen bedrooms, bathroom, five reception rooms, large billiard room, well-planned offices; stabling for nine, coach-houses, and addenda; pleasure grounds and gardens comprise lawns, shrubberies, terraces and walks, and kitchen garden, in all extending to seven acres. Excellent shooting over 800 acres; capital hunting and fishing. Rent £350 per annum, Furnished.—Recommended by Messrs. TROLLOPE, as above.

CASTLE WITH 90 ACRES.
Shooting, good hunting, fishing, and golf.

SCOTLAND, STIRLINGSHIRE (within two-and-a-half miles of station, nine-and-a-half miles of Glasgow).—The MANSION HOUSE, which stands in exceptionally pretty grounds and park, contains five handsome reception rooms, eleven bedrooms and bathrooms, and domestic offices; stabling for eight horses, coach-houses, coachman's house, and groom's rooms; gardens, fine avenues, croquet ground and tennis court, productive kitchen garden, vineyards, peach-house, etc. Shooting extends over 900 acres, part of which is excellent covert; grouse on the moor; excellent fishing on the Estate; golf in the immediate vicinity; good hunting; two lodges for gamekeeper and forester. Furnished, on Lease, at moderate rental.—Strongly recommended by, and further particulars of Messrs. TROLLOPE, as above.

TO BE LET, UNFURNISHED, ON LEASE.
30 MINUTES OF TOWN on main line, in a high and lovely situation.—A charming old-fashioned creeper-clad MANSION, standing in picturesque well-matured grounds, surrounded by and overlooking a beautifully-timbered park. It is approached by two long carriage drives protected by lodges, and contains 22 bed and dressing rooms, bathroom, magnificent suite of reception rooms, including a very handsome billiard room, excellent domestic offices; capital stabling for ten horses, men's rooms, cottages for head gardener and coachman, farmstead; delightful old gardens, with herbaceous walks flanked by clipped yews, rosary, highly productive walled gardens, with fine range of glass, and excellent park-like pasture, in all about 35 acres.—Inspected and strongly recommended by Messrs. TROLLOPE, as above.

Shooting over 4,000 acres, trout fishing, and hunting.



WITHIN one-and-a-half hours' rail south of Edinburgh.—The above attractive and exceedingly well-furnished RESIDENCE, standing about 60ft. above sea level, in the midst of magnificent scenery, and containing nineteen bed, dressing, and bathrooms, three reception rooms, and billiard room, offices; stabling for five horses, cottage, etc. The charming grounds comprise large oval lawn, terraces, avenues, excellent kitchen garden, etc. The shooting is over 4,000 acres, of which 200 acres are well-placed coverts, and affords sport with grouse, black game, pheasants, partridges, hares, etc. Intersecting the Estate are two streams for trout fishing. To be LET, for a year or a term, at a low rent.—Strongly recommended by, and further particulars of Messrs. TROLLOPE, as above.

MESSRS. TROLLOPE,
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Telephone No. 2624 Gerrard.

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IN THE MOST BEAUTIFUL PART OF SUSSEX.—The above unusually attractive RESIDENCE for SALE, or would be LET, Furnished or Unfurnished, with beautifully secluded gardens and about eight acres of park-like pasture; high situation, grand views; near station, close to R.C. church; ten bed and dressing, bath, large reception rooms; stabling; cottage and extra land if required.—Full particulars of Messrs. MILLAR, SON & CO., as above.

GENUINE OLD ELIZABETHAN HALL, with fine old oak paneling and ceilings, and a RESIDENTIAL and SPORTING ESTATE of about 2,800 acres, for SALE at a time showing high rate of interest; excellent district, within easy reach of Newmarket; numerous farms, first-class buildings, cottages, shooting lodge, inn, etc.; absolutely first-class shooting, especially partridges, which average about a bird and a half an acre; large bag of pheasants, hares, and wild fowl; capital hunting.—Messrs. MILLAR, SON & CO., as above.

DEVON AND SOMERSET BORDERS.—For SALE, at an enormous sacrifice, a medium-sized MANSION, which cost over £30,000 to build, surrounded by lovely old grounds and well-timbered park with trout stream; excellent sporting district; good society. Price, Freehold, only £8,000.—Messrs. MILLAR, SON & CO., as above.

BOURNEMOUTH.—For SALE, one of the most attractive and complete HOUSES in Branksome Park, beautifully situated in finely timbered and shaded grounds of nearly five acres, replete with all modern conveniences, including electric light; magnificently-panelled dining room, fine hall, billiard room, and ample bedroom accommodation model stabling; coachman and gardener's cottage; kitchen garden, ornamental plantation, fine old lawns. Highly recommended.—Full particulars of Messrs. MILLAR, SON & CO., as above.

WORCESTER (near).



£4,200 or the above old-fashioned MANOR HOUSE, and about 40 acres; high situation, pretty district; cottages, orchard, and meadows; a mile from a station.—Full particulars at 46, Pall Mall, S.W.

HERTS (under an hour of Town).—To be LET or SOLD, a choice Freehold RESIDENTIAL and SPORTING ESTATE of about 400 acres, with an imposing medium-sized Mansion, situated in a grandly-timbered park; lovely grounds, ornamental water; capital stabling, farm, homesteads, and cottages; excellent shooting, hunting, fishing; terms moderate. Messrs. MILLAR, SON & CO., as above.

BUCKS (on the Chilterns).—To be LET, Unfurnished, rent £155, or would be SOLD, picturesquely COUNTRY HOUSE; stabling for six; entrance lodge, farmery; beautifully timbered grounds, old lawns, walled garden, glass, orchard, and park-like meadows, eight-and-a-half acres; twelve bed and dressing, large reception, hall with fireplace. Recommended.—46, Pall Mall, S.W.

45 MINUTES FROM LONDON (main L.B. & S.C.R.).—Price £2,750.—Capital COUNTRY HOUSE with magnificent views, surrounded by well-timbered grounds; kitchen garden, orchard, and grass land, in all thirteen acres, seven bed and dressing, three large reception, spacious hall; capital stabling, farmery, etc.—Messrs. MILLAR, SON & CO., as above.

HALF AN HOUR OF TOWN.—For SALE, a very picturesque Freehold RESIDENCE, in a delightful rural district, and surrounded by lovely grounds and meadow land, in all thirteen acres; seven bed, bath, billiard, and three reception rooms; capital stabling; inexpensive pleasure grounds; gas and water laid on.—Recommended by Messrs. MILLAR, SON & CO., as above.

LEICESTERSHIRE (in the centre of the Quorn, close to the Kennels; near a station, two-and-a-half miles from Loughborough).—Complete HUNTING RESIDENCE, formerly occupied by a well-known nobleman, to be SOLD or LET; Unfurnished; magnificent modern stabling for 21 horses; house replete with all modern improvements; fourteen bed and dressing, four bathrooms, suite of large reception, and billiard room; grounds of two-and-a-half acres. Inspected.—Messrs. MILLAR, SON & CO., as above.

WEST END HOUSES.—Messrs. MILLAR, SON & CO. will forward on application a selection of the best HOUSES in the West End of London, both Furnished, Unfurnished, and for SALE.

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AUCTIONEERS AND ESTATE AGENTS,
6, Mount Street, Grosvenor Square, London, W.
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MESSRS. JOHN D. WOOD & CO.'S Illustrated REGISTER of COUNTRY PROPERTIES contains a large selection of Residential and Sporting Estates, Furnished and Unfurnished Residences, Shootings, and Hunting Boxes. Copies free on application, or to any address for six stamps.—Offices, 6, Mount Street, London, W.



FOR SALE (75 minutes from Town, main G.E. line).—A magnificent SPORTING and RESIDENTIAL DOMAIN of 5,600 acres, including a large acreage of woodlands, and comprising one of the most perfect Shooting Manors in the Eastern Counties, together with a first-rate Modern Mansion, situated high in the precincts of a splendidly-timbered park of large area diversified with a large sheet of running water, the views being

most delightful. It contains lofty saloon hall, handsome dining room, smoking room, drawing room, ante-room, billiard room, 25 bed and dressing rooms; complete offices; stabling for twelve; charming old-world gardens. The agricultural portion of the Estate is let, with the exception of the Home Farm and an unimportant area, to a satisfactory tenantry; the gross rental with an estimate for the Mansion and Shooting boxes nearly £5,000. The woods form perfect game cover, with excellent undergrowth, and owing to the contour of the ground and size of timber, afford very sporting shooting, whilst the open land is first-rate partridge ground. Last season 5,628 pheasants, 1,602 partridges, 506 hares, 5,507 rabbits and 43 various were killed, whilst a large stock was left.—Price, plans, views, and all details of the Sole Agents, Messrs. JOHN D. WOOD & CO., as above, who have personally inspected and can strongly recommend the property. (8676.)

NORFOLK (in the best part of).—A very fine SPORTING ESTATE of nearly 4,500 acres for SALE, at inclusive price, with valuable timber and woodlands, to show excellent investment on capital. Spacious Queen Anne Mansion, standing high in deer park of 300 acres, containing large reception and billiard rooms and some 30 bed and dressing rooms, and good offices; lovely old gardens, and large sheet of water in park. The shooting comprises an excellent light land manor, showing capital partridge ground, while the woodlands carry a considerable head of pheasants. A trout stream intersects for some miles, and shows pretty fishing.—Full particulars of Messrs. JOHN D. WOOD & CO., as above. (8785.)

HORSHAM AND DORKING DISTRICT.—For SALE, a well-wooded RESIDENTIAL and SPORTING ESTATE of nearly 400 acres, with gentleman's Residence of picturesquely elevation, commanding good views to the South Downs, with complete model homestead; five cottages and second set of farm-buildings. Price moderate.—Inspected by Messrs. JOHN D. WOOD & CO., as above. (3764.)



HANTS (lovely Petersfield district).—Very beautifully disposed RESIDENTIAL and SPORTING PROPERTY of 80 acres. Capital Family Mansion, 550ft. above sea; lovely old grounds and park sloping away to south; four reception, billiard, seventeen bed, two bathrooms; farm, let; capital shooting; stabling, cottages; electric light, all in excellent order. For SALE, most moderate price.—Plans, views, and full details of Messrs. JOHN D. WOOD & CO., as above. (6657.)

PARK 60 ACRES. GRAND VIEWS. £10,500.
SUSSEX high bracing situation; one mile from main line station, easy run from London by express service of trains.—Very commodious RESIDENCE, containing 20 bed, bath, six reception and billiard rooms; stabling, picturesquely lodge; the grounds are most delightfully timbered, and the parkland, undulating, contains fine old trees. The House stands on sheltered eminence, and enjoys extremely fine extensive views.—Strongly recommended from personal knowledge of the Agents, Messrs. JOHN D. WOOD & CO., as above. (3792.)

COTTESMORE HUNT (centre of).—To be LET for Season, a very comfortable and well-furnished HUNTING BOX, containing ten bed, bath, three reception rooms; excellent roomy boxes for nine. Rent 8 guineas per week.—Further details of Messrs. JOHN D. WOOD & CO., as above.

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Telegrams: "Wood, Agents, London." Telephone 2042 Gerrard.

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MARVELLOUS BARGAIN.

A MONGST THE PINES (in the healthiest district in England, two-and-a-quarter hours from London, and near the sea).—This Magnificent RESIDENCE (over £23,000 has been spent upon it), in twelve acres of woods, for SALE ; the grounds are embellished with shrubs cultivated at immense cost, and form a special feature of the property; beautiful, light, sunny house, large winter garden, and spacious conservatories, aviaries, pigeon-houses; ten bedrooms, four reception rooms, two bathrooms, and lavatories; special offices and stabling, with rooms over, laundry, etc.; grandly-timbered velvet lawn, and shrubbery walks, gravel and sandy soil, own water from well always running and abundant; electric light; orchards, kitchen garden, glasshouses; perfectly seclude ; in the very best part of the residential district. A very low price indeed would be taken to effect an immediate sale; personally inspected, and strongly recommended as a magnificent residence in every respect.—Apply MABBETT & EDGE, as above. (9095 v.)

WARWICKSHIRE (in a favourite part).—To be LET, for a few months, well Furnished, excellent Family RESIDENCE, in grounds of over six acres of a delightful character; ten bedrooms, bathroom, lavatory, w.c.'s; four reception rooms and offices; four stalls, and rooms; paddock with fine timber; gas and water laid on; hunting, fishing, etc. Low rent to a careful tenant.—Fullest details as to price, etc., of MABBETT & EDGE, who have personally inspected this property. Apply as above. (7202.)



UNDER AN HOUR FROM GLASGOW.

SCOTLAND (only sixteen miles from Glasgow, and one-and-a-quarter miles from a station).—For SALE, a very valuable Freehold ESTATE of about 600 acres, comprising an unusually well-built Mansion, as above, containing five reception rooms, billiard room, and fourteen good bedrooms and servants' rooms; stabling for ten horses; there are beautiful but inexpensive pleasure grounds, prolific kitchen garden, and a range of glasshouses; good pheasant, partridge, and rabbit shooting. A river flows through the Estate, which affords good trout fishing. There is also very fair sea trout and salmon fishing. Must be seen to be appreciated.—Strongly recommended from a personal inspection by Messrs. MABBETT & EDGE, as above, from whom full particulars may be obtained on application. (6512 w.)

DORSET (with 6,000 acres of shooting, coarse fishing).—To be LET or SOLD, finely Furnished MANSION; 33 bed and dressing rooms; 30 stalls; billiard room; charming grounds. Near church and station.—Apply MABBETT & EDGE, as above. (7731.)



ELIZABETHAN MANOR HOUSE for SALE near Stratford-on-Avon.—This most delightful old red-brick Residence, full of old oak panelling, and with about fifteen bed and dressing rooms; there is good stabling and outbuildings and cottages, and charming old grounds with fine old trees, in all about six-and-a-half acres, bounded by a river in which is good coarse fishing.—Personally inspected by S.le Agents, Messrs. MABBETT & EDGE, as above. (6395.)

MESSRS. MABBETT & EDGE have a very large number of enquiries from persons desirous of purchasing Estates in the United Kingdom, and especially Yorkshire, and would be glad to receive Particulars from Owners desirous of selling.

A MAGNIFICENTLY FURNISHED Historical Jacobean RESIDENCE (under three hours from Town, on the main line to Liverpool and Birmingham), with nearly 5,000 acres of shooting, to be let on a three, five or seven years' lease; stabling for 27; electric light. Grounds of a most superb character; lake, etc.—Inspected and recommended by MABBETT and EDGE, as above. (9054 v.)

HUNTING BOX and about five acres of paddock, in the Lutterworth district, for SALE. Hunting with four packs, and in the midst of excellent society; nine bedrooms, bath, and three reception rooms; stabling for ten, and pretty gardens. Price, Freehold, moderate.—Inspected by the Agents, MABBETT and EDGE, as above. (5658.)

MARINE RESIDENCE (in the finest and most healthy position to be found near Broadstairs).—To be SOLD. It is Freehold, and commands magnificent sea views; contains large hall, three reception, bath, and eight bedrooms; large and small garden can be had. The House is most beautifully built and fitted throughout. Price low; inspected.—Agents, MABBETT & EDGE, as above.

IN THE BLACKMORE VALE.—To be LET, by the year, or on Lease, a very choice and well furnished RESIDENCE in this much sought after locality, with 22 bedrooms; stabling for twelve or sixteen horses, and rooms over.—Rent and all details of MABBETT & EDGE, as above. (6538 v.)

ON THE COTSWOLD HILLS.—To be LET, from Lady Day next, excellent RESIDENCE, and 3,000 acres of shooting, yielding about 1,000 pheasants, 250 partridges; hunting with four packs. House very well Furnished, and has charming grounds and views.—Apply MABBETT & EDGE, as above. (9120.)

ON THE MENDIP HILLS (soo ft. above sea level, one mile from a station, and a drive from Bristol).—For SALE, an exceptionally choice RESIDENTIAL ESTATE of between 400 and 500 acres, with an EXCELLENT Residence, fifteen bedrooms; stabling for seven horses; grounds of a most beautiful character, cottages, farms, and shooting over nearly 1,000 acres (partly rented); two pack harriers near; beautiful scenery and first-class society; mountain air. Rent roll about £600 per annum. Full details of MABBETT & EDGE, as above, who have personally inspected this unique Estate. (5665.)



NORTH OF ENGLAND (near Darlington).—To be LET, Unfurnished, this very fine and handsomely built RESIDENCE of stone, with about fifteen bed and dressing rooms, bathroom, and good reception rooms; grounds and paddocks of ten acres; fishing in the River Tees can be had, while hunting with the Zetland, S. Durham, Hurworth, and other packs can be had; thoroughly recommended from a personal inspection. Moderate rent.—Apply Messrs. MABBETT and EDGE, as above. (3728 A.)

NORFOLK, 4,700 acres of SPORTING to be LET, together with the Hall, with good accommodation and stabling; this Sporting is of the very finest character, and reckoned to be the best in the County; it has been shot over by some of the most noted sportsmen in the Kingdom, and the Agents can safely say that any purchaser will be assured of a continuance of such sport.—Apply to MABBETT & EDGE, as above. (9144.)

IN GLOUCESTERSHIRE (Clifton).—To be LET, Unfurnished, at the very inadequate rental of £120 per annum, attractive RESIDENCE, in a park of 30 acres, and particularly suitable for a merchant having business interests in the West of England. It contains outer and inner halls, three large and lofty reception rooms, billiard room (full size), study, cloak room, thirteen bedrooms, excellent domestic offices, and every other convenience; stabling for nine horses, two coach houses, two cottages, and other outbuildings. The grounds of nine acres comprise tennis lawn, Italian flower gardens, shrubberies, and three large kitchen gardens. Conservatory and extensive glass.—Apply MABBETT & EDGE, as above. (6668.)

MARLBOROUGH DOWNS and near to Ogbourne.—For SALE, a remarkably rich Grassland ESTATE of about 600 acres, with good Residence and sets of farm-buildings; excellent locality, and near to main line station; shooting, and capital hunting with five packs of fox and one of stag hounds.—Lowest price and all details of MABBETT & EDGE, as above. (9002.)

BEDFORDSHIRE (37 miles from London and ten minutes from station, market town four-and-a-half miles).—Excellent site of fourteen acres for SALE; useful for manufacturers, or as brickfields, there being 120ft. of brick earth; or larger Estate up to 385 acres, could be bought.—Apply MABBETT and EDGE, as above. (6202.)

GROUSE MOOR AND SPORTING ESTATE of nearly 1,500 acres for SALE, with small Shooting Box. Unusually good mixed shooting. Fishing and hunting may be had. Estate divided into several farms, with superior farm-houses and homesteads. Price moderate.—Inspected and recommended by the Agents, MABBETT & EDGE, as above. (9046 W.)



WINDSOR GREAT PARK (near; and three-quarters of a mile from station).—To be SOLD, the above exceedingly picturesque old fashioned RESIDENCE, standing in charming old pleasure grounds of about an acre, and containing entrance hall, three large reception rooms, eight bed and dressing rooms, bathroom, etc.; gas, electric light, and electric bells throughout; stabling for three, lawns, flower, and kitchen gardens, etc.; sandy soil. Price moderate.—Agents, MABBETT and EDGE, as above. (8644 W.)

FURNISHED MARINE RESIDENCE.—To be LET, at a ridiculously low rent to an immediate tenant; comfortable and attractive HOUSE, standing in its own beautiful grounds of an acre, quite close to the sea, and commanding lovely views. It contains four reception rooms, full size billiard room, twelve bedrooms, bathroom, and excellent domestic offices; stabling, vineeries, other glasshouses, and very productive kitchen garden; gas and water laid on; golf links near. Full particulars of the Agents, who have inspected it.—Apply MABBETT & EDGE, as above (6541.)



YORKS.—HISTORICAL ENGLISH HOME as above, in a very beautiful neighbourhood, surrounded by good society, and especially attractive to hunting men, being within reach of five packs of hounds, with excellent shooting; capital fishing, and ten minutes from railway station.—To be SOLD, a really charming and delightful Freehold ESTATE of about 750 acres, magnificently timbered throughout, and comprising an old and historical Mansion, with seventeen bedrooms; stabling for thirteen, numerous cottages, farm, etc.; the land is exceptionally fertile, is in a high state of cultivation, and the whole of the homesteads and buildings are in perfect order. The Mansion stands in a heavily-timbered park, and commands charming views; the Estate is bounded by a well-known river; the manorial rights, two advowsons, and small village, are all included in the Sale.—Full particulars, from a personal visit, from the Agents, Messrs. MABBETT and EDGE, who can thoroughly recommend the property, as above. (8666 L.)

NEAR IPSWICH, in six acres, and adjacent to the Kennels of the Essex and Suffolk Foxhounds.—To be LET, Furnished, by the year, a very charming old-fashioned HOUSE, in six acres, with ten bed and dressing rooms, three good reception rooms; stabling for five; gardener's cottage; tennis and croquet lawn; modern drainage; pure water. Rent £200 a year. Personally inspected and recommended.—Details and photos. of MABBETT & EDGE, as above. (6674.)



EXCLUSIVE SALMON FISHING for three miles, and some very fine pools near to House; also four days trout fishing, exclusive, and in the best natural lake in N. Wales, also in two other lakes, and five miles of another stream; from 75 to 100 salmon should be obtained; trout 2 lb. to 3 lb. weight; shooting over 4,000 acres, chiefly grouse, partridges, snipe; rabbits are restricted to certain areas. Furnished Cottage or House, also.—Rent and fullest details of Messrs. MABBETT & EDGE, as above. (6149.)

FARMING ESTATE OF 740 ACRES, near Saffron Walden, with good House, etc. The Estate is a good Sporting Property, there being 175 acres covert, 750 acres grass, and 315 arable; four packs of hounds hunt the district. This unique Estate can be purchased at £20 an acre.—Apply MABBETT and EDGE, as above. (6244.)

IN THE BEADALE HUNT (Yorkshire).—To be SOLD, an exceedingly attractive ESTATE of about 550 acres, with gentleman's well-built Residence, containing three reception and eight bedrooms, etc.; stabling; pleasure, fruit, and kitchen gardens; three farms, all Let, and producing nearly £850 a year.—Agents, MABBETT & EDGE, as above. (7776 W.)

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INCLUDING the above handsome stone-built COUNTRY HOUSE, near a good town in Somerset.—All first-class dairy land, producing upwards of £900 per annum, and paying 33 per cent. after clearing outgoings on the price required, without any estimated allowance for the excellent Residence, with beautiful grounds, ornamental water, first-class stabling, cottages, a picturesque farm-house, and parkland, in all 40 acres, of which possession will be given. The Estate thus forms a sound investment for capital, and a pleasant home for a purchaser wanting a quiet country place where sporting of all kinds in moderation may be enjoyed.—Inspected and recommended by GARVEY & GOOK, 19, Regent Street, S.W.

WARLINGHAM (on the Surrey Hills).—Charming small HOUSE, with stabling, and one or two acres of attractive matured gardens, to be SOLD for £1,500. Exceedingly lovely position 500ft. above sea, convenient to station, and 45 minutes to London.—Recommended by GARVEY & GOOK, 19, Regent Street, S.W.



TO BE SOLD, this charming and interesting PROPERTY of 26 acres, situate on high ground in Surrey, under an hour from Town. The House is of medium size in the Château style, and contains a large central hall 20ft. square, three reception rooms, twelve bed and dressing rooms, etc.; there is stabling for four or five, coachman's rooms, and gardener's cottage. The principal attraction to the Property is the lake of seven acres, rivulets, and winding paths which intersect the undulating and beautifully-timbered grounds, in which there are charming peeps and vistas. The Property will only appeal to those fond of grounds in their wild, natural beauty, and who desire privacy. A series of views can be seen at GARVEY & GOOK's, 19, Regent Street, S.W.

FOR SALE, at a very low price, a City man's COUNTRY HOUSE and ESTATE of nearly 50 acres, only 30 minutes' rail by a splendid service of trains to Town, and a short drive from the station. It is in a high and beautiful position amidst perfect country, near a picturesque village, with every convenience; golf links within easy reach, and hunting four days a week; fourteen bed and dressing rooms, and particularly fine reception rooms; stabling for eight, and three cottages; fine old well-timbered grounds and gardens; all in excellent condition.—Photos. at GARVEY & GOOK's, 19, Regent Street, S.W.



KENT (just over an hour from London).—This fine old MANSION, in splendid order, beautifully situate in a park of 150 acres, to be LET, Unfurnished. It contains fifteen bed and dressing, bath, four reception and billiard rooms, large halls, and complete offices; stabling, coachman's rooms, and gardener's cottage; extensive grounds with cedars, glasshouses, lake, etc. One man and a boy sufficient. Parkland if required. Gas; sandy soil.—GARVEY & GOOK, 19, Regent Street, S.W.

SURREY (40 minutes' express from the City).—The long lease of a charming old-fashioned COUNTRY HOUSE, in splendid order, with several acres of beautiful old grounds, to be disposed of. It is approached from a main road past a lodge, and contains first-class billiard room, four capital reception rooms, hall with fireplace, conservatory, eight bed and dressing rooms, bath, etc.; stabling for three, and four acres of grass; very favourite first-class neighbourhood, with gas and water laid on.—GARVEY & GOOK, 19, Regent Street, S.W.

OLD-FASHIONED COUNTRY HOUSE, with nearly fifteen acres, in a beautiful district on the Suffolk border, within two hours of London, to be SOLD for £3,000. Good town close by with excellent society, and fishing and shooting obtainable; ten bed and dressing rooms, three reception rooms, sitting hall, etc.; stabling, two cottages; gardens of the old type with herbaceous borders, kitchen garden, glasshouses, orchard, etc.—GARVEY & GOOK, 19, Regent Street, S.W.

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GRAND SPORTING PROPERTY, AN HOUR FROM TOWN. FOR SALE, one of the most perfect SPORTING and RESIDENTIAL ESTATES in the Home Counties, extending in all to about 3,000 acres. Large sums of money have been lavished upon the Property during recent years, and it is in perfect order to the minutest detail. The Mansion stands very high in a beautifully-timbered park, and is a noble structure, containing 25 bed and a fine suite of reception rooms. There is first-class stabling, and small farm. The remainder of the Estate is divided into suitable holdings, and the game has been well preserved.—Full particulars and every detail, to principals only, of Messrs. CURTIS & HENSON, 5, Mount Street, W. (D 3807.)



40 MINUTES FROM TOWN. To be LET for a term of years, a fine old Tudor MANSION, perfect in every detail, upon which some thousands have been spent in laying a new system of drainage and many modern improvements. The House stands in a small park, and contains 20 bedrooms, beautiful reception rooms (several panelled in oak), and an old-world garden; stabling, etc.—Terms of the Sole Agents, CURTIS & HENSON, who have personally inspected and can strongly recommend the property. (H 5209.)

FINEST SPORTING ESTATE IN THE COUNTY; 5,000 ACRES.

MIDLANDS.—FOR SALE, a well-known and important SPORTING ESTATE of some 5,000 acres, most perfectly placed and laid out, especially for obtaining large bags. There is a fine old Mansion, seated in a noble deer park of several hundred acres. There is a sound income from an old-standing tenantry.—Principals or solicitors would be supplied with rent roll, and all further information on application to the Sole Agents, CURTIS & HENSON, 5, Mount Street, W. (G 4671.)



SOUTHERN COUNTIES (grand position, near coast); 2,000 acres Shooting).—To be LET, Furnished, for a term of years, the above delightful Country RESIDENCE standing over 400ft. above sea level, in a fine park of about 200 acres. The Mansion commands fine views over land and sea, and contains accommodation for a moderate-sized establishment. Shooting over some 2,000 acres.—For particulars, apply CURTIS & HENSON, 5, Mount Street, W. (S 2177.)

2,000 ACRES SHOOTING, BOATING, FISHING.
BERKS.—To be LET, Furnished, for a year or longer, a first-class Family MANSION, standing in a well-timbered park of about 300 acres. It contains about 28 bed and dressing rooms, bathroom, six handsome reception rooms, with extensive domestic offices, and stabling for ten or twelve horses, with ample accommodation for men. The pleasure grounds are charmingly laid out in terraced walks, shrubberies, etc. Walled kitchen garden, viney, peach-house, etc. The shooting includes some 300 acres of woodlands; hunting near.—Sole Agents, CURTIS & HENSON, 5, Mount Street, W. (S 2279.)

SPLENDID SPORTING ESTATE.
UNDER AN HOUR FROM BIRMINGHAM.—For SALE, a most attractive RESIDENTIAL and SPORTING ESTATE of about 2,000 acres, including about 500 acres of richly-wooded undulating lands; beautiful views. The Mansion possesses historical associations. Eight well-set Farms, two miles of (well-known) river meadows, three miles of trout stream, one mile from a station; very low price (showing a good return).—Personally inspected and strongly recommended by Sole Agents, CURTIS & HENSON, 5, Mount Street, W. (D 3807.)



KENT (in one of the prettiest parts of this beautiful county, one-and-a-half miles from station, and under an hour from Town).—To be LET, on Lease, the above charming RESIDENCE, standing in its own well-timbered grounds and lands of about 30 acres, and approached by a drive with lodge entrance. The accommodation comprises some fifteen bed and dressing rooms, four good-sized reception rooms, and complete offices; stabling for seven horses, and rooms for coachman; well-stocked kitchen garden, flower gardens, viney, etc.—For rent and full particulars, apply CURTIS & HENSON, 5, Mount Street, W. (G 4709.)

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PARTRIDGE AND PHEASANT SHOOTING
OVER 2,000 ACRES.

BURY ST. EDMUNDS.—To be LET, Unfurnished, the above delightfully situated MANSION, standing in finely-timbered park and grounds, flower garden, lawns, and walled kitchen garden, and containing suite of reception rooms, 20 bedrooms, bathroom, usual offices; stabling for six horses, etc. Excellent partridge and pheasant shooting over about 2,000 acres; average bag: 600 partridges, 1,250 pheasants, 100 hares, 500 rabbits, 100 wild duck, 100 mixed.—Agents, J. A. LUMLEY, NEWTON & DOWELL, as above.

BOURNEMOUTH (Branksome Park).—To be LET, Furnished, for the Winter or a year, a well Furnished RESIDENCE, situated in a charming part of this favourite winter resort, close to the sea, standing in grounds of three acres, and containing half, six reception, billiard room, 20 bedrooms, two bathrooms, nursery; stabling includes two stalls, two loose boxes, coach-house, harness room, and coachman's cottage; gas and water laid on; rent moderate. Inspected and recommended.—Agents, J. A. LUMLEY, NEWTON & DOWELL, as above.



KENT (Sittingbourne).—To be LET, this charmingly situated RESIDENCE, within two miles of Sittingbourne Station, and one hour and twenty minutes of Victoria, standing in well-timbered park of over 100 acres, with tastefully laid-out grounds, including lawns, shrubberies, flower and well-stocked kitchen gardens; it contains two halls, dining room, drawing room, billiard room, study, thirteen bed and dressing rooms, and usual domestic offices; stabling for four horses.—For further particulars and order to view, apply to the Agents, J. A. LUMLEY, NEWTON & DOWELL, as above.

SUSSEX (West Hoathly).—To be SOLD, a charmingly situated well-built detached RESIDENCE, standing in beautifully laid out grounds, including excellent tennis lawn, flower and kitchen gardens, pasture and woodland, in all about eighteen acres; approached by a carriage drive, with double lodge. The accommodation is as follows: five reception rooms, ten bedrooms, dressing room, large bathroom (h. and c.), and usual domestic offices; stabling for five horses, harness room, double coach-house, cow shed, etc.; conservatory, two greenhouses, peach-house, forcing pits, etc.—Inspected and strongly recommended by the Agents, J. A. LUMLEY, NEWTON and DOWELL, as above.

INCOLN.—To be LET, Furnished, for three months, a delightful y situated detached RESIDENCE, standing in well-timbered Park and tastefully laid out grounds, and approached by carriage drive with two lodges; it contains three reception rooms, billiard room, ten bedrooms, bathroom (h. and c.), and usual domestic offices. Rnt very moderate, including three horses and carriage, two grooms and two gardeners.—Agents, J. A. LUMLEY, NEWTON & DOWELL, as above.

SALMON AND TROUT FISHING (Wales, Radnorshire).—To be LET, for next season, about five miles of excellent salmon and trout fishing in the River Wye on the Radnorshire Bank; fish killed last season 42lbs., together with a well Furnished House, containing three reception rooms, fifteen bedrooms, bathroom, and usual offices; stabling for six horses.—Strongly recommended by the Agents, J. A. LUMLEY, NEWTON & DOWELL, as above.

J. A. LUMLEY, NEWTON & DOWELL,
"LUMLEY HOUSE,"
34, St. James's Street, S.W.

DEBENHAM, TEWSON, FARMER AND BRIDGEWATER, 80, CHEAPSIDE, CITY, E.C.

MESSRS. DEBENHAM, TEWSON, FARMER and BRIDGEWATER's monthly LIST of Residential and Sporting Estates, Farms, Town and Country Houses, Investments, etc., can be had free on application at 80, Cheapside, E.C.

Intending purchasers or tenants are invited to send a description of their requirements, which will be entered in a classified register, and particulars of suitable properties forwarded free of charge.



G.E.R. MAIN LINE (a mile and a half from Shenfield Station).—A choice Freehold RESIDENTIAL ESTATE of about 600 acres, principally grass land, with the above picturesque old-fashioned RESIDENCE, containing sixteen bed and dressing rooms, bathroom, billiard room, noble hall, four reception rooms, and conservatory; extensive stabling, lodge, cottages, two housesteads with suitable buildings, and beautifully-timbered grounds.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9752.)

HERTS (in a very picturesque and favourite part of the county, about three miles from Hatfield Station, main G.N. Ry.).—An exceptionally attractive Freehold RESIDENTIAL ESTATE of about 400 acres. The Mansion, which is in the Italian style, stands in a finely-timbered, undulating park and possesses all the appurtenances of a county seat; first-rate stabling, ample farm-buildings, lodge and cottages. To be SOLD or LET.—Full particulars of MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C.



BATHS (near).—This Freehold RESIDENCE, containing nine bedrooms, bathroom (h. and c.), and four reception rooms, with stabling for six horses, entrance lodge, two cottages, picturesque grounds intersected by a trout stream, and several enclosures of pasture land, in all about 21 acres. To be SOLD.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (10,014.)

SUSSEX (one-and-a-half miles from a main line station and about eight miles from Tunbridge Wells).—Charming old-fashioned and quaint Sussex MANOR FARM-HOUSE, recently re-decorated and put into order, and containing seven bed and three sitting rooms, with stable, cow-lodge, etc., and about 30 acres of park-like land. Freehold, £2,600. More land if required.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (10,000.)



EPPING FOREST (borders).—The above attractive Freehold RESIDENCE, containing seven bed and dressing rooms, bathroom (h. and c.), three reception rooms, and billiard room; stabling for three and three living rooms; pretty garden, tennis lawn, orchard, and paddock, in all two acres. To be SOLD.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9727.)

HAMPSHIRE (close to a station, and three-and-a-half miles from Southampton).—A capital RESIDENCE, on gravel soil, in an undulating, well-wooded district; approached by a drive, and standing in grounds of about five-and-a-half acres, with pleasure and kitchen gardens, tennis lawn, a small wood, and a paddock; twelve bedrooms, bathroom (h. and c.), large sitting room hall, four reception rooms, and conservatory. Price £3,000. Rent, Unfurnished, £175; or Furnished, 5 guineas a week.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9870.)



HEREFORDSHIRE.—To be SOLD, an exceedingly attractive Freehold RESIDENTIAL ESTATE of about 1,300 acres, in a good sporting and social district, and about six miles from Leominster. The Residence (as above illustrated) is of moderate size, and could be readily added to. The hall and two reception rooms are panelled in fine old oak. First-class stabling for sixteen horses; inexpensive grounds; the land is chiefly pasture, and produces a good rent roll; hunting with the North Hereford, Ludlow, and other packs; good shooting and fishing.—Inspected and recommended by MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9166.)

5,000 ACRES OF SHOOTING in Norfolk, including probably some of the finest partridge ground in England to be LET, with a well-known COUNTRY MANSION and appurtenances.—Full particulars of MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9934.)



HERTFORD (near).—The above picturesque old-fashioned COUNTRY RESIDENCE, occupying a very pretty situation on gravel soil, in a small well-timbered park; nine bed, bath, and three reception rooms; stabling for four, and cottage; pretty grounds of about four-and-a-half acres, bordered by a trout stream affording half-a-mile of excellent fishing. Rent £200. Additional grassland if required.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (994.)

SOUTH DEVON COAST.—Quaint old-fashioned Freehold RESIDENCE; seven bed and two reception rooms; stabling for three; tennis and other lawns, two walled gardens, orchard, and two good cottages. Price £1,900.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9985.)

SALMON AND TROUT FISHING AND SHOOTING over 4,700 acres, on the borders of Dorset and Devon, together with the above fine old Historical Mansion, standing in a grandly-timbered park, and containing 31 bed and dressing rooms and six reception rooms; stabling for fourteen horses, and charming grounds. To be LET, Furnished.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9750.)



RENT, FURNISHED, 300 GUINEAS PER ANNUM.
DORKING.—The above RESIDENCE, occupying a high position, and commanding extensive views; twelve bed and dressing rooms, bathroom (h. and c.), and three reception rooms; stabling for four, living rooms, and other buildings; prettily-laid-out grounds with tennis lawn, etc., woodland, and paddocks, in all fifteen acres.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9986.)

KENT (about one hour by rail from Town).—A very attractive Freehold RESIDENTIAL ESTATE of about 154 acres, principally boldy undulating pasture and woodland, in a particularly healthy and bracing position, above sea level. It comprises a comfortable Residence with fourteen bed and dressing rooms, and four reception rooms; well-timbered pleasure grounds; stabling for five; two entrance lodges, two cottages, and extensive farm-buildings. To be SOLD.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9713.)

OCKLEY (Surrey).—A charming picturesque RESIDENCE, occupying a choice position on high ground, with magnificent views and surrounded by extensive, beautifully-timbered parklands; nine bed and dressing rooms, bathroom (h. and c.), and three reception rooms; stabling for four, man's room, and cottage; grounds of about one-and-a-half acres. To be LET on Lease.—Inspected and recommended by MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C.

L. & N.W. MAIN LINE, within two hours of Town.—A choice Freehold RESIDENTIAL ESTATE of about 145 acres, comprising a handsome Mansion, containing every accommodation for a family of position; stabling, lodge, charming grounds, glasshouses, farmstead, ornamental cottages, and enclosures of undulating park-like pasture land, studded with fine timber. The Estate is bounded on two sides by the River Stour, affording trout fishing. To be SOLD.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (752.)



SUSSEX (amidst pretty country, rather over an hour's rail from Town).—To be SOLD or LET, the above Freehold RESIDENCE, commanding extensive views over Ashdown Forest; thirteen bed and dressing rooms, two bathrooms, large square hall, and three reception rooms; grounds, ornamental water, orchard, and paddock, in all eight acres (more if required); stabling if desired; station one-and-a-half miles—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (957.)

DONEGAL.—To be SOLD, or LET, Furnished or Unfurnished, a most attractive and compact little PROPERTY of about 52 acres (all grass), beautifully situated on the shores of Donegal Bay, with House containing nine bed, bath, and three reception rooms; stabling and charming grounds, together with sporting rights over many thousands of acres and very extensive salmon and trout fishing. An additional 150 acres (at present let) can be had if required.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (10,013.)



To be LET, Furnished, with Shooting over 2,500 acres. A nominal Rent would be accepted for the Winter months.

SUSSEX COAST.—This capital RESIDENCE, standing in a fine park, 460ft. above sea level, and commanding grand views of land and sea; eighteen bed and dressing rooms, bathroom, very fine hall, five reception rooms, billiard room, and conservatory; stabling for nine or more horses, men's rooms, glasshouses, and charming grounds of about 33 acres; golf links, and three packs of hounds within easy reach.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9406.)

GLOUCESTERSHIRE.—A charming old-fashioned RESIDENCE to be LET, Furnished, with 80 acres of shooting and trout fishing. It stands high in a finely-timbered park, commands extensive views, and contains eighteen bed and dressing rooms, bathroom, five reception rooms, and billiard room; stabling for eighteen and two lodges; gardens and grounds of about 27 acres; hunting six days a week. Rent £350 per annum (including gardener's wages).—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C.



BEDFORDSHIRE (within a mile of a main line station, less than one hour by rail from Town).—Choice Freehold RESIDENTIAL ESTATE of about 50 acres (all grass land), comprising the above modern Mansion, with eighteen bed and dressing rooms, billiard, and four reception rooms; first-class stabling, farm-buildings, lodges, cottages, beautiful grounds, glasshouses, etc.; gravel and chalk soil. To be SOLD as a whole, or the House and appurtenances with less land to suit a purchaser's requirements.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (9683.)

ESHER.—Charming XVIth Century RESIDENCE, with nine bed and dressing rooms, bathroom, and four reception rooms; stabling for five; pleasure and kitchen garden, tennis lawn, etc., in all five acres. An additional eleven acres if required. Rent £200.—MESSRS. DEBENHAM, TEWSON & CO., 80, Cheapside, E.C. (993.)

OFFICES: 80, CHEAPSIDE, CITY, E.C.

TELEPHONE NO.
3645 GERRARD.

MESSRS. WALTON & LEE.

(Advertisements continued from page iii.)



L & N.W. MAIN LINE (two hours from London, and within easy drive of a first-class station, with ready access to the great Midland trade centres).—An unusually desirable and valuable RESIDENTIAL ESTATE of nearly 450 acres to be SOLD, situated in a very picturesque and healthy district and in a first-class centre for hunting. The Mansion, above, stands in a grandly-timbered park with fine views, is of an old-fashioned and picturesque character, and contains a handsome suite of reception rooms, billiard room, and 24 bed and dressing rooms; commodious stabling and outbuildings. The pleasure grounds are also finely timbered, and the gardens are most productive, and include several glasshouses. The Estate is in a thoroughly good state of cultivation, and, for its size, affords excellent shooting.—Personally inspected by Messrs. WALTON & LEE, 10, Mount Street London, W. (16,824.)



SUSSEX, in the delightful neighbourhood of Horsham.—To be LET, Unfurnished, on Lease, the above charming COUNTRY RESIDENCE, approached by a carriage drive and occupying a beautiful situation on gravel soil, about 380ft. above sea level. It contains eleven bed and dressing rooms, bathroom (b. and c.), four reception rooms, servants' hall, butler's pantry, etc.; capital stabling, comprising three stalls, loose box, coach-house and harness room; charming pleasure grounds (chiefly woodland, and very inexpensive to maintain), extending to about ten acres, including a lake, and productive kitchen garden, with two greenhouses and forcing pits. Good six-roomed gardener's cottage, and capital meadow of seven acres; efficient drainage and water supply.—Personally inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,977.)



DORKING NEIGHBOURHOOD (in a grand situation with beautiful views).—To be LET, Furnished, the above charming modern RESIDENCE, standing in delightful grounds, gardens, and grass lands of about fifteen acres; contains three reception rooms, fifteen bed and dressing rooms, bathroom, and good domestic offices; stabling for four, coach-house, and man's rooms; the grounds include tennis lawns, rose garden, and wooded walks. Inspected and recommended.—Messrs. WALTON & LEE, 10, Mount Street, London, W. (16,244.)

A PERFECTLY-APPOINTED COUNTRY HOME in a favourite part of Northamptonshire, amidst desirable surroundings, and situate only a quarter of a mile from a railway station, may now be secured upon advantageous terms, in consequence of the owner having decided to reside permanently in London. The House is of charming design, exceedingly well built, exquisitely decorated, admirably appointed, and in perfect order throughout. It contains three good reception rooms, six bedrooms, bathroom, and the usual servants' offices; gas and hot water are laid on, electric bells are fitted, and the drainage is modern and satisfactory. The matured grounds of about four acres form an especially attractive feature, and include tennis lawn, bowling green, charming terraced and other walks, and are beautifully sheltered by ornamental trees and shrubs. Hunting with two crack packs of hounds.—Personally inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,832.)

In a good residential and charming part of Wales.—To be SOLD, an unusually attractive PROPERTY of about 62 acres (or less area), with a convenient Country Residence, containing four reception rooms, thirteen bed and dressing rooms, bathroom (b. and c.), etc.; four cottages, pretty grounds, and exceptionally good outbuildings. The land is all grass in good heart and condition, and very beautiful. Hunting, sea fishing, and bathing within two to four miles. Price £6,900 to £3,500, according to area.—Recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,552.)



CHELTENHAM HILLS (close to; in a pretty part of the county of Bucks, less than a mile from a station, one hour by rail from Town).—To be LET, well Furnished, for a few months, the above picturesque old MANOR HOUSE, in the Elizabethan style of architecture, occupying a sheltered position about 400ft. above sea level. It is approached by a shaded carriage drive, and surrounded by matured grounds with well-timbered parkland, extending to nearly 20 acres in all. Large hall, double drawing room, dining room, library, fourteen bedrooms, bathroom, and good domestic offices; stabling for four and coachman's cottage. First-rate golf links near, and hunting with several packs in the vicinity.—Inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,878.)

MESSRS. WALTON & LEE, AUCTIONEERS, LAND AGENTS & SURVEYORS,
10, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

TELEGRAPHIC ADDRESS:
"WALTONS, LONDON."



GLOUCESTERSHIRE (within easy reach of Bath, Malvern, and Cheltenham, occupying a lovely situation on high ground, near the picturesque valley of the Wye and Symonds Yat).—To be LET, Unfurnished, the above well-built, old-fashioned RESIDENCE, with fine views of the Herefordshire and Welsh hills; spacious hall, three reception, eleven bed and dressing rooms, bathroom, etc.; stabling for seven, groom's room and laundry; matured grounds of four acres, with tennis lawn, orchards, meadow land, and two cottages; 1,000 acres of shooting could probably be arranged for; junction on the G.W.Ry. one-and-a-quarter miles distant.—Apply Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,971.)

SOUTH COAST (two-and-a-quarter hours from London and about two miles from station).—To be SOLD, Freedhold, or LET, Furnished, a very choice MARINE RESIDENCE, standing in well-wooded grounds sloping to shore, and commanding delightful views. It contains sixteen good bedrooms, billiard, and five reception rooms, and convenient offices, servants' hall, etc.; capital stabling for nine horses; Company's water, modern sanitation; telephone; excellent boating; good sporting neighbourhood. Moderate price and rent.—Apply to Messrs. WALTON & LEE, 10, Mount Street, London, W. (14,983.)



CLAVERTON MANOR (500ft. above sea level; two-and-a-half miles from Bath, and close to first-rate golf links).—To be LET, Unfurnished, with fishing and about 1,000 or more acres of sporting. This handsome stone-built MANSION, beautifully situated, and commanding lovely and extensive views over the Wiltshire Downs and Avon Valley; entrance and inner halls, fine suite of reception and billiard rooms, 22 bedrooms, etc.; stabling for eleven, and quarters for coachmen and grooms; matured grounds with fine timber, together with parkland adjoining, about 35 acres; two walled kitchen gardens and small farmery; cottages and more land as required; excellent water by gravitation, and modern sanitation; hunting with two packs.—Inspected and recommended by Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,242.)

IN THE HEART OF THE QUORN COUNTRY, near Melton Mowbray; close to station, church, post-office, etc.—A perfect Hunting RESIDENCE to be SOLD, or LET, Furnished or Unfurnished. It stands in pretty but inexpensive pleasure grounds and gardens of about three acres, and has been recently modernised, redecorated, and is in excellent order throughout. It contains three reception rooms, conservatory, thirteen bed and dressing rooms, bathroom, and excellent domestic offices, including housekeeper's room and servants' hall; superior stabling for fourteen horses, large coach-house, two good cottages, laundry, etc. Hunting five days a week with the Quorn, Cottesmore, and Belvoir packs. Inspected and highly recommended.—Messrs. WALTON & LEE, 10, Mount Street, London, W. (16,895.)

CIRENCESTER (three miles from).—A well-appointed HUNTING BOX, newly Furnished, together with first-class stabling, would now be LET for the remainder of the season at a moderate rental, on account of the owner going abroad; three reception rooms, twelve bedrooms, bathroom, and excellent offices; house warmed throughout, and hot and cold water laid on; stabling for six horses, carriage house, etc. The whole is in perfect order.—Particulars of Messrs. WALTON & LEE, 10, Mount Street, London, W. (17,853.)



WALES.—£100 a year for a good Furnished HOUSE, as above, and about 1,200 acres of shooting.—To be LET on Lease, or by the year. The House stands high, and is in excellent repair, and is within a short distance of the sea; three reception rooms, eleven bedrooms, and very convenient offices; stabling for seven horses, grooms' rooms, and gardener's cottage; pretty old pleasure grounds, shrubberies, tennis lawn, and walled kitchen garden and orchard; mountain scenery; healthy climate.—Full particulars of the Agents, Messrs. WALTON & LEE, 10, Mount Street, London, W. (14,294.)

TELEGRAMS:
"WOOD, AGENTS,
LONDON."

MESSRS. JOHN D. WOOD & CO.,
Auctioneers and Estate Agents,
6, MOUNT STREET, GROSVENOR SQUARE, LONDON. W.

For Continuation of Advertisements, see page ix. and xv.

BERKS (near Newbury).—To LET, Unfurnished, or for SALE, a charming Elizabethan MANSION 450ft above sea level, overlooking well-timbered parklands, and containing 20 bed, bath, four reception rooms, billiard room, large saloon, hall and picture gallery; capital stabling; picture-que shady gardens; shooting over about 1,500 acres; good hunting. Photos.—Personally inspected and recommended by Messrs. John D. Wood and Co., as above. (1529.)



THIS beautiful original stone-built Elizabethan RESIDENCE, situated in lovely old gardens and park, in a popular sporting country, near main line station.—To be LET, Furnished, together with 2,300 acres, good mixed shooting, and one-and-a-quarter miles trout fishing and hunting; contains some 20 bed and dressing rooms, bathroom; stabling for ten. Full details of Messrs. John D. Wood & Co., as above. (6572.)

YORKSHIRE (20 miles from York).—To LET, Unfurnished, together with 1,300 acres, excellent mixed shooting and good hunting. Charming old-fashioned MANOR HOUSE, containing sitting hall, three reception, twelve bed and bathrooms; stabling five; pretty shady gardens with good lawns; limestone soil.—Full details of Messrs. John D. Wood & Co., as above. (6583.)

GRANTHAM (near). A genuine XIVth Century RESIDENCE, with interesting old oak interior, standing in grounds of about six acres, and containing nine bed, bath, five reception rooms; stabling for nine and three cottages. To be SOLD with or without nearly 400 acres of land.—Full details of Messrs. John D. Wood & Co., as above. (6524.)

27 or 300 ACRES.
LOVELY OLD GROUNDS, WOODS, AND MEADOWS.



FAVOURITE WESTERN COUNTY.—Stone-built gabled RESIDENCE, standing 500ft. to 600ft. above sea level, and commanding very beautiful views; contains ten bed, bath, four large reception rooms; stables; lovely old shady grounds, ornamental lake, well-timbered meadows and wood 27 acres. Or would Sell with Estate 315 acres, producing £526 per annum, at times price. Photos, plans, and full details of Messrs. John D. Wood & Co., as above. (7316.)

CITY MAN'S ABODE—For SALE, charming MANORIAL PROPERTY of between 100 to 150 acres, near station, about an hour from Town. Old Manor House; thirteen bed, bath, three reception rooms, and billiard room; stabling and pleasure grounds, home farm, etc. Strongly recommended by Messrs. John D. Wood & Co., as above.

BEDS (one hour from Town).—To be LET, for the Winter or by the year, a fine old FAMILY MANSION, in a beautifully wooded park of 160 acres, handsomely furnished and lighted by electricity; splendid suite of reception, and about seventeen bedrooms; with good stabling.—Strongly recommended by the Agents, Messrs. John D. Wood & Co., as above. (6017.)

HANTS.—A first-rate SPORTING MANOR, one-and-a-half hours from London. 1,200 acres light land, splendid partridge ground; about one mile very good fishing in River bounding Estate. Beautiful old Jacobean house suitable for shooting box. Price only £15,000.—Inspected and recommended by Messrs. John D. Wood & Co., as above. (6434.)



A MOST attractive Freehold PROPERTY of 47 acres, within one-and-a-half hours of London, comprising the above charming characteristic Elizabethan HOUSE, surrounded by fine old clustering timber, the lands having frontage to a well-known river affording excellent boating and fishing. Accommodation: square hall, three large reception, billiard, eighteen bed, bathrooms, and usual offices; stabling for ten. Personally inspected and strongly recommended by Messrs. John D. Wood & Co., as above. (4201.)



HANTS AND WILTS BORDERS (within about two hours London).—This attractive MANSION, standing in beautifully-timbered deer park, about 300ft. above sea level. It is in perfect order, and is exceedingly well arranged and appointed. It contains seventeen bed, bath, five reception, and billiard rooms; good stabling, pretty inexpensive grounds; 700 acres shooting, showing good mixed bag. To be LET Furnished, immediately, or Unfurnished Lease, at a rental of £350 per annum, would be assigned.—Full details of Messrs. John D. Wood & Co., as above. (6659.)

COTTESMORE HUNT (close to; near station on main line).—For SALE, attractive RESIDENTIAL, high-lying PROPERTY; gentleman's House commanding panorama of beautifully wooded scenery. Accommodation: hall, three reception, billiard, ten bedrooms, bath, and convenient offices; surrounded by inexpensive pleasure grounds and grass land of fifteen acres; splendid stabling for seven, coach-houses, etc., and three cottages; hunting three days a week. Strongly recommended from personal inspection.—Full particulars of Messrs. John D. Wood & Co., as above. (5455.)

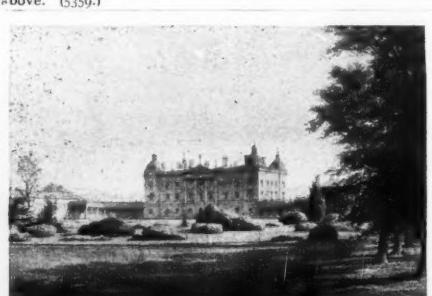
HASLEMERE.—A capital Modern RESIDENCE, with nice gardens, situated in a good part, near the road in a retired position. Hall, three reception, offices, seven bed, one dressing and bathroom, w.c., etc.; drainage new; with out-stabling for two horses; carriage house, etc. Rent, Unfurnished, £105, or with stabling £120.—Full particulars of Messrs. John D. Wood & Co., as above. (2605.)



THE above important Elizabethan MANSION to LET, Furnished, with shooting over 4,400 acres, and about seven miles of capital fishing; situated in an excellent hunting centre, and near a station on the main L. and N.W. Line. Accommodation: five reception, billiard, and over 20 bed and dressing rooms, capital offices; stabling for 28 horses; tastefully laid out gardens and grounds.—Rent and all details of Messrs. John D. Wood & Co., as above. (5330.)

RUGBY (near).—To be SOLD, capital compact HUNTING ESTABLISHMENT, consisting of excellent Modern House, superbly fitted and finished, lighted by electricity, good grounds, and 25 acres grassland, with boxes for about 20 horses; contains twelve bed, bath, sitting hall, reception, and billiard rooms; first-class hunting and polo, etc. Price on application.—Inspected and recommended by Messrs. John D. Wood & Co., as above. (5357.)

WARWICKSHIRE (in a favourite hunting part, near station on the main line).—A compact RESIDENTIAL PROPERTY of about 100 acres, with a good House in small park, on gravel soil; sheltered position, south aspect; fifteen bed, bath, billiard room; stabling and cottages. Estate principally grass, and greater portion let. To be SOLD for LET, Unfurnished.—Inspected by Messrs. John D. Wood & Co., as above. (5359.)



EASTERN COUNTIES (16,000 or 10,000 acres).—For SALE or LETTING, a magnificent LANDED DOMAIN, comprising one of the show places of England, the above palatial House, being a show place, in the precincts of a park of many acres, and possessed of historic interest, whilst the shooting over many square miles of wood and excellent partridge ground is second to none; several thousand partridges and very heavy pheasant bags.—All particulars of this noble domain may be obtained of the Agents, Messrs. John D. Wood & Co., as above, who have personally inspected. (8117.)

LOW PRICE. EXCELLENT HUNTING.
VERY FINE GROUNDS.
MIDLANDS (within two miles of express station, whence London is reached in two hours).—Fine old fashioned RESIDENCE, containing seventeen or eighteen bed and dressing rooms, bath, billiard, three reception rooms; stables, lodges, and cottages; exceptionally well-timbered grounds, fine lawns and walled gardens.—To be SOLD, a bargain, or with just under 150 acres, handsomely timbered park-land surrounding.—Inspected and recommended by the Agents, Messrs. John D. Wood & Co., as above. (5640.)



HALF-AN-HOUR by express service from London on S.W. line.—To be LET, Unfurnished, a gentleman's RESIDENCE, standing in heavily-timbered garden and grounds, in all about eleven acres, and containing four reception, bath, nine bedrooms, whilst two others could probably be adapted; stabling four, with small farmery; two cottages could be rented. Photos.—Inspected by Messrs. John D. Wood & Co., as above. (1535.)

FINELY TIMBERED LAWNS.

BASINGSTOKE AND WINCHFIELD. Attractive old fashioned HOUSE, containing fourteen bed, bath, and four reception rooms; stables, cottages. Particularly fine old grounds, handsomely timbered park-like meadows, and billiard's house. Total area about 45 acres. To be SOLD.—Inspected and recommended by the Agents, Messrs. John D. Wood & Co., as above. (6485.)



SEALE LODGE (on the southern slope of the Hogs Back, between Farnham and Guildford, one-and-a-half miles from Tongham, and three-and-a-half from Farnham Stations, close to village).—This choice RESIDENTIAL PROPERTY of about 33 acres, comprising a gentleman's old-fashioned Residence, well placed, commanding picturesquie views, and having four good reception rooms, some thirteen bedrooms, and excellent offices; surrounded by fully-matured and beautifully-timbered old borders, shady tennis lawn, woodland walks and well-timbered park-like meadows, with valuable road frontage, together with stabling for six horses, and three cottages.—Messrs.

JOHN D. WOOD & CO., in conjunction with Mr. J. ALFRED EGGER, will SELL by AUCTION, at the Mart, E.C., on Wednesday, the 10th inst., at 1 p.m.—Particulars of ERNEST JACKSON, Esq., Solicitor, Farnham; and of Mr. J. ALFRED EGGER, Auctioneer, Farnham and Alton; and of Messrs. JOHN D. WOOD & CO., Auctioneers, 6, Mount Street, London, W.

OLD FASHIONED HOUSE. PARK OF 46 ACRES. £6,500.

MAIN LINE (easy run from Town).—Very attractive RESIDENCE, containing fourteen bed and dressing rooms, bath, and three large reception rooms, one large enough for billiards; good stabling; coachman's and gardener's cottages; very pretty walled flower and kitchen gardens, good lawns and well-timbered parkland. Hunting and golfing to be had. Very strongly recommended for city man, from personal knowledge.—Messrs. John D. Wood & Co., as above. (8680.)



ONE HOUR NORTH OF LONDON, near station, R.C. church, golf, and polo).—The above well furnished old-fashioned RESIDENCE, placed in secluded grounds and meadows of about fourteen acres, on gravel soil; fourteen bed, three reception and billiard rooms, good offices; stabling for nine. To be LET for Winter or for year.—Inspected and recommended by Messrs. John D. Wood & Co., as above. (4211.)

MESSRS. JOHN D. WOOD & CO., Land Agents and Surveyors,
6, MOUNT STREET, LONDON, W.

Telegraphic Address: "Wood, Agents, London."

Telephone: 2042 Gerrard.

Dec. 6th, 1902.]

Supplement to COUNTRY LIFE.

xv.

TELEGRAMS:
**'WOOD, AGENTS,
LONDON.'**

MESSRS. JOHN D. WOOD & CO., Auctioneers and Estate Agents, 6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.

For Continuation of Advertisements, see pages ix. and xiv.

TELEPHONE:
2042 GERRARD.

CENTRE BICESTER HUNT; 232 ACRES.
ATRACTIVE old-fashioned HOUSE of moderate size, standing high, and commanding very fine views; land is chiefly all old pasture, very well timbered, and has excellent buildings quite suitable for the property, lies in ring fence. Near station on G. C. Ry., few miles from Buckingham; right in centre of Bicester Hunt, and easy reach of Grafton, and Whaddon Chase. To be SOLD, Freehold.—Messrs. JOHN D. WOOD & CO., as above. (4535.)



WILTS (main G. W. Ry., good service express trains).—Charming old-fashioned RESIDENCE, in good order, with well-shaded lawns and pleasure grounds and about sixteen acres of pasture, bounded by a pretty trout stream. The House contains nine bed, three or four reception rooms, and usual offices; hot and cold water laid on, and modern drainage; stabling for four. For SALE, or would be LET, Furnished, for next Summer.—Personally inspected and recommended by Messrs. JOHN D. WOOD & CO., as above. (652.)

£1,850.—New Forest.—To be SOLD, a bargain; an ideal COTTAGE RESIDENCE, ten bed and sitting rooms; stable; grounds one acre; charming surroundings; grandly timbered. Would be LET for Winter.—Apply to Messrs. JOHN D. WOOD & CO., as above. (6465.)

FISHING, BOATING, SHOOTING, AND SOME HUNTING.



G. W. RY.—Old-fashioned and most comfortably FURNISHED HOUSE, standing high and enjoying very beautiful views; contains seventeen bed and dressing rooms, bath, four reception and billiard rooms; stabling for five; two cottages; fine old-world walled gardens and lawns; if desired, 46 acres of grass land with suitable buildings; good drainage and water; mild, dry climate; shooting can be rented in district. To be LET, Furnished, for year or term of years. Rent £20 per annum. (70,025.)

LOVELY OLD GROUNDS. VERY BEAUTIFUL VIEWS. **COTSWOLDS** (four days a week hunting with the Berkeley and Duke of Beaufort's).—A beautifully disposed ESTATE of about 380 acres, with stone-built Mansion, occupying a charming position on a spur of the Cotswolds, with lovely views; good hall and reception rooms, billiard room, seventeen bed, and bathroom; stabling for twelve; lodges; exceptionally beautiful grounds, farm, woodlands, and cottages; golf.—To be LET. Furnished or for SALE.—Inspected by Messrs. JOHN D. WOOD & CO., as above. (7516.)

FOX AND STAG HUNTING. **TAUNTON** (near).—Old-fashioned RESIDENCE, containing eight bed, bath, and four reception rooms; stabling; pretty lawns, delightfully shaded grounds, good kitchen garden, paddock can be had. Good hunting centre. Unfurnished, at very moderate rent.—Inspected and strongly recommended by Messrs. JOHN D. WOOD & CO., as above. (70,141.)

NORTHERN BORDER COUNTRY. A beautiful old historic CASTLE, handsomely FURNISHED and appointed, and containing accommodation for a large family, with 7,000 acres first-rate shooting, and seven miles fishing, to LET for season. Personally inspected and recommended.—Full particulars of Messrs. JOHN D. WOOD & CO., as above. (8340.)



£3,150.—Situated 500ft. above sea level, with grand views, the above old MANOR HOUSE, enlarged in 1816, in perfect state of repair; beautiful old grounds of fourteen acres (extra land if required) intersected by good trout river; fourteen bedrooms; stabling for six; Hunting with Meynell and other packs.—All details of Messrs. JOHN D. WOOD & CO., as above. (5533.)



G.N. MAIN LINE (25 minutes from Town).—Charmingly positioned RESIDENTIAL ESTATE of nearly 50 acres. Family Residence on commanding summit, having lovely old gardens and well-timbered parklands, and possessing exceptionally beautiful diversified views; square hall, four reception, sixteen bed, bath, and good offices, etc.; stabling, entrance lodge, and cottages; farmery; near golf, polo, hunting, fishing, and boating. Price only £7,500.—Highly recommended from inspection.—Messrs. JOHN D. WOOD & CO., as above. (5756)

HUNTING AND SHOOTING **MIDLANDS.**—Old-fashioned HOUSE, modernised, three-and-a-half miles from a station, high situation, beautiful views; contains six reception, billiard, fourteen bed and dressing rooms, bath (b. and c.); good stabling, finely-timbered grounds, with miniature lake; farm tenants, who have shooting, would let it; situation for hunting with Meynell excellent. Rent, Furnished, for short let, 10 guineas per week, or less for long period.—Messrs. JOHN D. WOOD & CO., as above. (5531.)

WEYBRIDGE.—A charming Bijou RESIDENCE, standing in two acres of shady garden, and situated on the banks of the Wey, in its prettiest part; containing six bed, two reception, bathrooms; stabling for three. To be SOLD Freehold.—Inspected and recommended by Messrs. JOHN D. WOOD & CO., as above. (2550.)



SOUTH SCOTLAND (Gallaway; near station on main line, with direct service).—To LET, Furnished, one of the noble homes of Scotland, a fine old Baronial MANSION, fully equipped and in good order, having about 30 bed, billiard, and eight reception rooms, and other conveniences for a family of distinction; convenient stabling; beautiful pleasure grounds, long avenue approach, two sheets of ornamental water, together with shooting over 6,000 acres (1,000 acres grouse moor, 700 acres plantation). For estimate bag, grouse 200, partridges 600, pheasants 300, rabbits 600. By the year, or on lease from the auctioneer, 1912.—Messrs. JOHN D. WOOD & CO., as above. (8453.)

NOFOLK.—Charmingly situated RESIDENTIAL PROPERTY of thirteen acres, in bracing part, near S-a. Gentleman's House containing nine bed, bath, three reception rooms; stabling for five; pleasure grounds, etc. For SALE or to LET Furnished.—Full details of Messrs. JOHN D. WOOD & CO., as above. (8668.)

CAPITAL TROUT FISHING.

HEREFORDSHIRE.—For SALE at an early date an extremely desirable and attractive RESIDENTIAL and SPORTING PROPERTY of about 1,300 acres of valuable lands (all let to desirable tenants), with a nice proportion of woodlands, and a long stretch of some of the prettiest trout fishing to be found in the West of England. The Residence is a Tudor structure of most picturesque appearance, containing good reception and about fifteen bedrooms, more or less.—Further particulars may be had of the Agents, Messrs. JOHN D. WOOD & CO., who are personally acquainted with this charming property.



BUCKS (only half-an-hour from Town by excellent express service).—The above capital RESIDENCE, standing high in the Taplow district, commanding lovely and extensive views, and seated in the midst of most delightful grounds of in all 24 acres. It contains 23 bed, bath, good reception and billiard rooms; stabling, three cottages, etc. To be SOLD, Freehold; or would be LET for the Winter, Furnished, at 15 guineas per week.—Personally inspected and strongly recommended by Messrs. JOHN D. WOOD & CO., as above. (4328.)

MIDLANDS.—A very finely-timbered RESIDENTIAL and SPORTING ESTATE of nearly 16,000 acres, with an original Elizabethan Mansion, affording every accommodation for a family of medium size. Sound income from agricultural portion. First-rate pheasant shooting, and fishing and boating in river abounding the Property.—Full details, price, etc., of Messrs. JOHN D. WOOD & CO., as above. (7793.)



BETWEEN Liverpool, Manchester and London.—The above spacious MANSION, situate in one of the finest parks in England, and forming quite one of the first show places in the Country. To be LET, with first-rate mixed sporting over the Estate of 5,000 acres, including 1,000 acres' woodlands.—Full particulars and all details of Messrs. JOHN D. WOOD & CO., as above. (7758.)

SUSSEX.—A capital SPORTING ESTATE of 700 acres (about 250 acres good cover), intersected by a trout stream for nearly three miles inclusive; both banks; together with comfortable old Manor House for gentleman's occupation. Average bag 1,500 pheasants, plenty of partridges, and thousands of rabbits. To be SOLD, or the shooting only would be LET.—Messrs. JOHN D. WOOD & CO., as above. (3695.)



NORFOLK (one mile from station, twelve miles from county town).—An exceedingly attractive SPORTING ESTATE of 1,326 acres, comprising very valuable agricultural lands, with beautiful wild wool-lands, and the River Bure intersecting for three miles; first-rate shooting and fishing. Home farm has charming old Tudor House, with delightful old shady grounds, formerly historic home of some importance. Estate for SALE on investment basis.—Personally inspected and recommended by Messrs. JOHN D. WOOD & CO., as above.

HERTS (in a most favourite district, on one of the main north lines, less than half-an-hour from London).—A splendidly positioned MANSION on the summit of a commanding hill, surrounded by sloping and finely-timbered parklands; and containing spacious hall, noble reception room, and some 20 bedrooms. Shooting in neighbourhood.—Price and all particulars of Messrs. JOHN D. WOOD & CO., as above.

BUCKS (Gerrard's Cross; in a lovely district 300 ft. above the Thames).—A stone-built Tudor MANSION, beautifully decorated, and in perfect order throughout, and lighted by electricity. It has 20 bed, five reception and billiard rooms; excellent stabling; lodges, charming grounds, glasshouse, park-lands, etc., in all 127 acres. Lease to be assigned or Estate of 200 acres for SALE.—Inspected and recommended by Messrs. JOHN D. WOOD & CO., as above. (4661.)

LEICESTERSHIRE (Hunting with the Quorn, Mr. Fernie, Cottesmore, and within reach of Athertonstone and Pytchley Parks).—An imposing MANSION, well-fitted, lofty and spacious. Planned on two floors, with handsome suite of reception and billiard rooms; eighteen bedrooms well-designed; stabling building for 21 horses, with groom's rooms and cottage. Charming grounds of six acres, with ornamental lake.—To be SOLD at a low figure, or would be LET. (5600.)



ANCIENT Tudor MANOR HOUSE, in perfect preservation with fine interior, retaining the original characteristics and accommodation, including some sixteen bed, bath, four handsome reception rooms, long gallery, old oak staircase, good offices; stabling, cottages, and charming old grounds of about ten acres; under one-and-a-half hours from London, in a beautiful part of Kent. For SALE.—Full particulars of Messrs. JOHN D. WOOD & CO., as above. (3929.)

MESSRS. JOHN D. WOOD & CO., Land Agents and Surveyors,
6, MOUNT STREET, LONDON, W.

Telegraphic Address: "Wood, Agents, London."

Telephone: 2042 Gerrard.

ALEX. H. TURNER & CO.

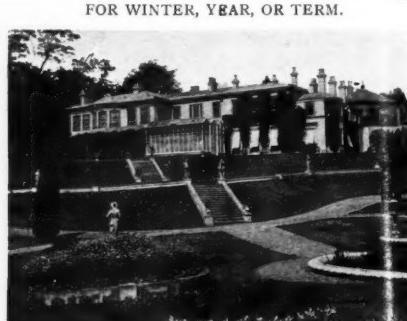


SURREY PINE DISTRICT (near Hindhead and Frensham Lakes).—The above convenient RESIDENCE, with old matured grounds and gardens of six acres, for SALE, Freehold, or Letting Furnished for the Winter, a year, or longer; nine bed and dressing, three reception rooms, conservatory; stabling; pretty bungalow cottage, pine wood, etc.—Inspected and recommended by ALEX. H. TURNER & CO., Guildford, and 69, South Audley Street, Grosvenor Square, W.



SURREY (in a beautiful rural spot near Dorking).—To be LET for the Winter or a year, from January, the above well furnished Modern RESIDENCE, occupying a delightful situation on high ground, approached by carriage drive, and containing thirteen bedrooms, three reception rooms; stabling for five horses; the charming grounds of fifteen acres are laid out in tennis lawns, flower beds, and kitchen garden; low rent would be accepted to a good tenant.—Inspected and strongly recommended by the Sole Agents, ALEX. H. TURNER & CO., Guildford, and 69, South Audley Street, Grosvenor Square, W.

(DATED A.D. 1613.)



HERTS.—10 minutes from London, on main line, with frequent trains, standing high but sheltered on dry oil, in a small park with drive and lodge entrance; five reception rooms (south aspect), billiard room, 22 bed and dressing rooms, bathroom. The House is well heated, and gas and water are laid on; stabling and accommodation for coachman and grooms; fifteen acres of really delightful and picturesquely old grounds; large kitchen garden, glass and cottages. Rent moderate.—Photo with ALEX. H. TURNER & CO., 69, South Audley Street, Grosvenor Square, W.



SUSSEX AND SURREY BORDERS.—Beautifully timbered ESTATE of over 200 acres, with a Gentleman's most picturesque House, built on two floors, and containing four reception rooms, ten bed and dressing rooms, bath (h. and c.), wired throughout for electric light; two drives with lodges; modern stabling for eight; old-fashioned pleasure grounds, lawns, shaded by fine old trees, large kitchen garden, orchard, glass; the land is all park-like grass, except one field of arable, and the woods of fifteen acres lies in a ring fence; good sporting country amidst beautiful scenery. Price £11,000, Freehold.—Plan with ALEX. H. TURNER & CO., 69, South Audley Street, Grosvenor Square, W.



SUSSEX.—This choice XVIIth century FARM-HOUSE and 68 acres to be LET; long carriage drive; four reception rooms, one with oak beams; dairy, etc.; eleven bed and dressing rooms, and room for billiard table; stabling for five horses, outbuildings and cottage; charming old flower and rose gardens, fine shade giving trees, and prolific fruit and kitchen gardens; park-like meadow land, and a little arable. Rent £150.—Inspected and recommended by ALEX. H. TURNER & CO., Guildford, and 69, South Audley Street, W.

BERKS, IN A BEAUTIFUL DISTRICT.



COST £200,000. Price now £25,000.—Perfectly built and elegantly appointed MANSION for SALE, seated amidst old park, etc., of 150 acres, in a most beautiful high position, dry and healthy, warm aspect, near golf links, sporting, good society, convenient for railway station; under three-and-a-half hours from Town; the accommodation of the Mansion includes palatial inner hall, magnificent suites of lofty reception and sitting rooms, approaching thirty bedrooms; stabling for ten horses, model farmery, cottages, etc.; walled fruit and kitchen gardens, range of glass. Details of the Agents, Messrs. ALEX. H. TURNER & CO., 69, South Audley St., Grosvenor Square, W.



£3,250.—SUSSEX BORDERS (near a station, and in a good sporting district).—For SALE, Freehold, a DOWER HOUSE, built by a nobleman in an excellent manner, some 60 years ago, in red brick, with stone mullion windows and tiled roof. Fine billiard room and suite of reception rooms, servants' hall, etc., two staircases, fourteen bed and dressing rooms, bathroom (h. and c.); capital stabling, two cottages, and range of substantial outbuildings, walled-in gardens, tennis lawn, orchard and meadow, in all four acres; 35 acres extra can be had.—Inspected and recommended by ALEX. H. TURNER & CO., 69, South Audley Street, Grosvenor Square, W.



THE above sumptuously furnished RESIDENCE, situated in Surrey (near Guildford, standing on high and finely-timbered ground, within two miles of station and town).—To be LET for six or twelve months, this charming old-fashioned Residence, fitted with every modern convenience and containing drawing, dining, and billiard rooms, library, banqueting hall, fifteen bed and dressing rooms, three baths (h. and c.), boudoir, schoolroom, etc.; well arranged domestic offices; excellent modern stabling and motor house; the charming old grounds of sixteen acres are finely timbered and laid out in flower beds, terraces, tennis and other lawns, kitchen gardens, orchards, paddock, etc., three cottages; electric light throughout; main drainage; exceptionally low rent to good tenant.—Personally inspected and very strongly recommended by the Sole Agents.



NEWBURY.—To be SOLD OR LET on Lease, the above charming old-fashioned RESIDENCE, in finely-timbered old grounds and meadow land of over 30 acres, bordered by a trout stream; thirteen bed and dressing rooms, bath, and four reception rooms; stabling for four horses, and cottages. Price £6,000 Freehold, or rent £350 per annum.—Recommended by ALEX. H. TURNER & CO., Blagrave Street, Reading.

MANSION AND FIRST-RATE SPORTING.
HOCKWOLD HALL (Brandon, Norfolk), recently tenanted by H.H. Prince Victor Duleep Singh.—Messrs. ALEX. H. TURNER & CO. are favoured with instructions to dispose of the leases of this exceptional SPORTING ESTATE of some 5,000 acres. The Mansion has recently been improved at considerable expense, whilst the shooting is renowned as comprising some of the finest ground in this essentially partridge country.—Full particulars and terms may be obtained on application, 69, South Audley Street, Grosvenor Square, W.



By order of the Executrix of the Will of the late W. H. Hart Winton, Esq.
LIDDINGTON HALL (Rydes Hill, Worplesdon), two miles from Guildford.—A complete Freehold ESTATE, consisting of a large residence, long avenue, entrance lodge, delightful old gardens and grounds of a most prolific character, well-timbered, most excellent park-like land; stabling for four or more horses, farm stabling, farmery, cottages, etc.; extensive frontage to main and other roads. Possession on completion. ALEX. H. TURNER & CO. will offer this PROPERTY by AUCTION, at the Lion Hotel, Guildford, at an early date.—Particulars in course of preparation; offices, 69, South Audley Street, Grosvenor Square, W., and Guildford.

69, SOUTH AUDLEY STREET, GROSVENOR SQUARE, W.

(During re-building of 199, PICCADILLY, W.).

And at GUILDFORD, WEYBRIDGE, WOKING, and READING.

TELEGRAMS:
"GALLERIES, LONDON."

KNIGHT, FRANK AND RUTLEY.

Head Offices: 9, CONDUIT STREET, LONDON, W.

TELEPHONE:
1942 GERRARD.

ILLUSTRATED PROPERTY REGISTER.

MESSRS. KNIGHT, FRANK & RUTLEY'S next issue of their REGISTER will be published as usual on the First of the New Year, and will be forwarded, post free, on receipt of three stamps.

ALBERT COURT, HYDE PARK.

The most cheerful FLATS and MAISONETTES in London.



Well built, decorated with taste. Magnificent entrance hall, as above. Rent from £280 per annum.



Illustrated particulars of the Agents Messrs. KNIGHT, FRANK and RUTLEY, as below.

CAVENDISH SQUARE (close to).—For SALE, or might be LET, a good house; seven bedrooms, bath, three reception rooms.—Agents, KNIGHT, FRANK and RUTLEY, as below.

BELGRAVE SQUARE.—For SALE, an important corner RESIDENCE; fifteen bed and dressing rooms, six reception rooms, large hall, etc.; stabling for five.—Full particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below.

GROSVENOR SQUARE.—One of these fine MANSIONS for SALE. Full particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below.

WARRICK SQUARE.—To be LET on Lease, one of these Cubitt-built HOUSES.—Agents, KNIGHT, FRANK and RUTLEY, 9, Conduit Street, W.



WITHIN TWELVE MILES OF LONDON.
RURAL SITUATION.

TO BE SOLD. Freehold, the above well-built RESIDENCE, with over sixteen acres. The House is in perfect order, and well arranged with every modern convenience; it contains inner and entrance halls, with handsome open-timbered roof and a central staircase with gallery on three sides; four reception and billiard rooms, conservatory, well-arranged offices, with servants' hall, nine best bedrooms, bathrooms (b. and c.); three servants' bedrooms; detached stabling of three stalls and two loose boxes, loft, harness room, coach-house for four. The gardens and grounds are unusually attractive. The soil is loam, subsoil gravel. There is also a farmyard. Price £10,000, Freehold.—Further particulars, plans, and photographs of Messrs. KNIGHT, FRANK & RUTLEY, as below. (1313.)

ILLUSTRATED PROPERTY REGISTER.

MESSRS. KNIGHT, FRANK & RUTLEY'S next issue of their REGISTER will be published as usual on the First of the New Year, and will be forwarded, post free, on receipt of three stamps.

THE TATTENHAM PARK ESTATE.

45 Minutes of Town.
400ft. above sea level; grand views; bracing air; golf.
Station on the Estate.
The Choicest Building Sites near London.

LAND AND HOUSES to be LET or SOLD. The Property is surrounded by Banstead and Walton Heaths and Epsom Downs. A Golf Course adjoining the Estate is being made.—Full particulars of Messrs. KNIGHT, FRANK and RUTLEY, as below.



CHOICE RESIDENTIAL AND SPORTING ESTATE.

1,000, 2,065, or about 3,000 acres.
First-rate Modern Mansions, installed with electric light.

In a picturesque district, and within a mile of a main line station, an hour-and-a-half south of Town.—To be SOLD, a RESIDENTIAL, AGRICULTURAL and SPORTING ESTATE of 2,977 acres, or the Mansion would be Sold with about 1,000 or with 2,065 acres. The Mansion, as above, which is thoroughly well-built and beautifully fitted, is situated on an eminence, in a well-timbered park of 150 acres, and contains outer hall, panelled inner hall 33ft. by 22ft., drawing room, noble dining room, billiard room, etc.; winter garden; about 35 bed and dressing rooms, and three fitted bathrooms. Electric light is installed, and gas laid on. Stabling for twelve horses; and picturesque gardens and grounds, including cricket ground. There is an ornamental lake of several acres in the park. The farms are mostly let to excellent tenants, and the farm-houses are exceptionally picturesque. The buildings on the Estate are in good order throughout. Outgoing small. Personally inspected.—Illustrated particulars and plan can be obtained from the Sole Agents, Messrs. HAMPTON & SONS, 1, Cockspur Street, S.W.; or Messrs. KNIGHT, FRANK & RUTLEY, 9, Conduit Street, W. (892.)



NORTH DEVON COAST.
Station one mile. Price only £3,000.

TO BE SOLD, the above substantially-built RESIDENCE, commanding extensive sea views. Accommodation: four reception, billiard, and fifteen bedrooms, bathroom, servants' hall, and excellent domestic offices; stabling for four horses; tastefully-laid-out grounds, kitchen garden, etc.; Company's gas and water laid on.—Agents, Messrs. KNIGHT, FRANK and RUTLEY, as below.



HANTS (New Forest).—To be SOLD, Freehold, the above picturesque RESIDENCE, commanding sea views. Accommodation: five reception, ten bed, two dressing and bathrooms, conservatory; stabling for three, two cottages; gardens and grounds over 26 acres; perfect drainage; excellent water supply; south aspect; gravel subsoil. Station two miles. Personally inspected.—Full particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below. (1191.)

ILLUSTRATED PROPERTY REGISTER.

MESSRS. KNIGHT, FRANK & RUTLEY'S next issue of their REGISTER will be published as usual on the First of the New Year, and will be forwarded, post free, on receipt of three stamps.



350 acres and a Noble Mansion; Shooting, Hunting, and Fishing Lake. Farms Let.

TO BE SOLD, close to a station, and accessible to Manchester and Birmingham, a RESIDENTIAL ESTATE, with a first-rate MANSION, seated in a well-timbered park, and having every accommodation for a large family. It is well arranged and appointed, and plans of the Estate and Mansion can be seen at 9, Conduit Street, W. (1077.)

40 MINUTES NORTH OF LONDON. GOLF LINKS.
TWO OR FOUR ACRES. £3,150 ONLY.

TO BE SOLD. Freehold, subject to small quit rent, a modern Bijou RESIDENCE, standing 400ft. above sea-level; accommodation: entrance hall, three reception, five bed, and bathrooms: model two-stall stable; tennis lawn, kitchen garden, orchard, etc., in all two acres; also paddock of two acres, with cottage adjoining; Company's water laid on.—Further particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below. Photos. at offices. (1735.)



THE PRETTIEST PROPERTY IN THE ISLE OF WIGHT
CHARMING HOUSE WITH CHALET ATTACHED.
Beautifully situated on the Cliffs. Grand sea views.

TO BE SOLD OR LET. Furnished, the above picturesque PROPERTY, comprising a thoroughly well-built House in the Gothic style, a Chalet in the Swiss Italian style, with two verandahs and five-and-a-half acres of gardens and grounds of exceeding beauty. The House is built of stone, and is furnished and appointed in an artistic manner throughout, and has every modern convenience. It contains six reception rooms, ladies' boudoir, eleven bedrooms, besides servants' accommodation: the gardens were laid out at a cost of £3,000; conservatory, greenhouse, vineery, woodlands, fruit orchard, and ornamental grounds, two kitchen gardens, and tennis lawn; private path to beach and baths; soil, green sand; water certified; gas laid on; station ten minutes; boating, fishing, hunting, and bathing; stabling for two.—Further particulars of Messrs. KNIGHT, FRANK & RUTLEY, as below. (931.)



45 minutes drive from Hyde Park.
A VERY beautiful red-brick HOUSE, in the early English style, erected about nine years ago by Mr. Norman Suau, R.A., who carried out every detail of construction in the most artistic way, entirely unfettered by cost. The situation is over 400ft. above sea level, commanding superb views in three counties, and is within 45 minutes' drive of Hyde Park. Station within five minutes, whence the City is reached under half-an-hour. The House, approached by carriage drive, contains a superb oak-panelled hall and noble staircase, three lofty reception rooms, a fine billiard room, an exquisitely decorated winter garden adjoining the drawing room, eighteen bedrooms, three bathrooms; excellent stabling and offices; rosary, Dutch garden, tennis lawn, orchard, kitchen garden, glasshouses, the whole occupying some four acres, and forming an ideal abode for a man of means who requires to dwell close to Town.—Messrs. KNIGHT, FRANK & RUTLEY, from personal inspection, confidently recommend the Property as being one of the most compact and perfectly appointed houses for Sale near London. (786.)

KNIGHT, FRANK AND RUTLEY.

Head Offices: 9, CONDUIT STREET, LONDON, W.

TELEPHONE:
1942 GERRARD.

TELEGRAMS:
"GALLERIES, LONDON."

Telegrams:
"MAPLE, LONDON."

IN THE RENOWNED LEATHERHEAD DISTRICT,
40 minutes from City.



TO be SOLD for £2,500, this delightful little Freehold PROPERTY of about two acres, known as "Hammonds," Ashtead, Surrey. The Residence is well built and very attractive, and contains seven bedrooms, bathroom, three pretty reception rooms, and very complete offices; conservatory and detached outbuildings; flower and kitchen gardens, orchard and paddock, with fowl runs; well timbered.—Recommended by the Sole Agents, MAPLE & CO. (Ltd.), Tottenham Court Road, London, W.

A RESIDENTIAL PROPERTY OF 35 ACRES. FOR SALE. A BARGAIN.



SWANWICK GLEN (overlooking the Hamble River, near Southampton).—A delightful little Freehold RESIDENTIAL PROPERTY of 35 acres, just off the main road, and within half-a-mile of the Hamble. It comprises the above charming creeper-clad Residence in excellent order, with seven bedrooms, dressing room, three reception rooms; brick-built stabling, men's rooms, and extensive outbuildings; sloping lawns studded with fine old ornamental trees and remarkable copper beech and hollies; kitchen gardens and park-like meadow land.

MAPLE & CO. (LTD.), will offer the above Property to AUCTION early in January next, in conjunction with Messrs. GIDDY & GIDDY, should it not be disposed of previously by Private Treaty.—Full particulars, with plan and views, can be had at the Auctioneers' Offices, Tottenham Court Road, W., and 4, Waterloo Place, Pall Mall, S.W.

SUSSEX (on gravel soil, one-and-a-half miles from the sea).—For SALE, a pretty Bijou RESIDENCE, standing in walled and perfectly secluded grounds of over four acres, with carriage drive, and containing five bedrooms, hall, two reception rooms, and conservatory; good domestic offices; modern detached stabling; large and shady lawns, extensive kitchen gardens; gas and water, main drainage.—Price, Freehold, £2,500.—Personally inspected and very strongly recommended by the Agents, MAPLE & CO. (Ltd.), Tottenham Court Road, London, W. (43,206.)

OVERLOOKING THE TOWN OF MAIDSTONE.



TO be LET or SOLD, a very complete Freehold PROPERTY, comprising the delightful Residence (depicted above), quite secluded, in pretty gardens of one-and-a-half acres, and having detached stabling with rooms. There are seven bedrooms and bathroom (a. and c.), on the first floor, reached by two staircases and a lift; a pretty hall, dining, drawing, and morning rooms, with complete offices on the ground floor; choice selection of flowering shrubs, two large lawns, rockeries, and large kitchen garden.—Price, £4,000; or would be LET, Furnished or Unfurnished, at an exceptionally low rent.—Inspected and recommended by the Agents, MAPLE & CO. (Ltd.), Tottenham Court Road, London, W. (43,404.)

EPSOM (on high ground, and within a mile of two stations, with frequent trains to Waterloo, Victoria, and London Bridge).—To be LET, on Lease, this old-fashioned red-brick Family RESIDENCE, containing fourteen bed and dressing rooms, bathroom, four reception rooms, large hall, billiard room, and complete offices; compact, well ventilated modern stabling with men's rooms over; verandah, conservatory, lovely old garden with lawns and fine old trees, productive kitchen garden, forcing pits, etc. Price, Freehold, £6,500; rent 300 guineas per annum.—Agents, MAPLE & CO. (Ltd.), Tottenham Court Road, London, W. (42,653.)

MAPLE & CO., LTD.,

Landed Estate Agents, Auctioneers and Valuers,

TOTTENHAM COURT ROAD, LONDON, W.,
And at Brighton, Eastbourne, and Bournemouth.

AN IDEAL RESIDENCE FOR ENTERTAINING.
ON PUTNEY HEATH.



THE above old-fashioned detached RESIDENCE in two acres of beautifully wooded grounds, 100 yards from the road, with carriage drive and lodge entrance. It contains twelve bedrooms, two dressing rooms, two bathrooms, all on one floor, and on the ground floor, vestibule, entrance hall, fine suite of reception rooms, including very large drawing, dining, and morning rooms, fine billiard room and library, and complete domestic accommodation. Lit by gas throughout, by electricity, and heated by hot pipes. Exquisitely finished grounds, with two tennis lawns, small kitchen garden. Well woodured. One mile from Putney Station. Price, Freehold, £12,000.—Full particulars of Agents, MAPLE & CO. (Ltd.), Tottenham Court Road, London, W.

HOLMWOOD AND DORKING DISTRICT (well situated by Leith Hill, and in perfect country).—For SALE, at £4,500, a choice Freehold PROPERTY of thirteen-and-a-half acres, together with a pretty Residence, having six bedrooms, large bathroom, square hall, three reception rooms, and complete offices; also an enclosed yard, with large garage, cow-house, carpenter's shop, fowl-houses, pig-styes, etc. Good tennis lawn, flower and vegetable gardens, orchard, and three rich park-like meadows, beautifully timbered, and having a brook with pond, etc. Just over the hour from Town.—Exclusive Agents, MAPLE & CO. (Ltd.), who have personally inspected and can supply views.

A PERFECT COUNTRY PROPERTY FOR A BUSINESS MAN.



SHER, EWEWELL, EPSOM, AND LEATHERHEAD DISTRICT, with the best train service out of London—High in the midst of superb scenery, surrounded by a private park of 400 acres; for DISPOSAL, the Lease of a beautiful old-fashioned RESIDENCE, modernised and in perfect order, standing in heavily-timbered grounds of 30 acres, and containing eleven bedrooms, bathroom, three reception rooms, billiard room and offices; extensively detached stabling and man's rooms, model farmery, etc. The grounds are fully mat red and form a special feature of the property. There are full-sized tennis and croquet lawns, shrubberies, kitchen garden with glasshouses, orchard and rich meadowland. The lease has 21 years to run, at a rental of £140 a year, for which a premium is asked, to include fixtures, fittings, etc.—Agents, MAPLE & CO. (Ltd.), Tottenham Court Road, London, W. (43,158.)

MIDDLESEX (on the Herts Borders; 300ft. above sea level; six minutes from station).—A choice Gothic RESIDENCE, in extremely fine grounds of over three acres, with a long carriage drive. There are ten bedrooms, bath, billiard room, three reception rooms, complete offices; detached stabling, cottage; beautifully-timbered and fully-matured gardens, tennis lawn, kitchen garden, glasshouse, etc. In perfect order.—Price and full information of the Sole Agents, MAPLE & CO. (Ltd.), Tottenham Court Road, London, W. (43,447.)



ON THE HIGH GROUND AT WOKING, overlooking panoramic scenery for miles around.—For SALE, an unique Freehold PROPERTY of six-and-a-half acres of superb grounds, with fine forest timber, together with the Residence as above, capable of enlargement, at present containing eight bedrooms, boxroom, bathroom, lounge hall, drawing, dining rooms, two staircases, and complete offices. There is also a detached Bungalow, convertible into a handsome billiard room, or first-rate stabling, gardener's cottage, with outbuildings. The grounds are the principal feature of the Property; they occupy a greater portion of the hill, and are laid out in tennis and other lawns and terraces, turfed and gravelled walks, large natural glen, with woodland walks, kitchen garden, etc. Price, Freehold, £10,000 guineas.—Personally inspected and very strongly recommended by MAPLE & CO. (Ltd.), Tottenham Court Road, London, W. (43,598.)

Telephone:
3605 GERRARD.

DORKING COUNTRY (high and surrounded by a lovely common, with access thereto from the gardens).—For SALE, Freehold, a choice RESIDENCE, with lodge and nicely timbered grounds of three-and-a-half acres; square panelled hall, four reception rooms, servants' hall, eleven bed and dressing rooms, and bathroom; stabling for four horses. Company's water; charming views.

DORKING (near; on the Highest Point of a well-known Common).—For SALE, this perfect COUNTRY HOUSE, with ten bedrooms, dressing, and bathrooms, four reception rooms, housekeeper's room, and complete offices; modern stabling for four horses, groom's room, lodge of four rooms; beautiful grounds of three acres, tennis lawns, orchard, and flower garden; exquisite views; first-rate drainage, Company's water; one mile from station; or would be LET, Furnished.—Apply MAPLE & CO. (Ltd.). Landed Estate Agents, Tottenham Court Road, London, W. (43,453.)

ON THE MAIN MIDLAND LINE IN HERTFORDSHIRE.



TO be LET, Furnished, for the Winter or by the year, at a purely nominal rent, a Gentleman's RESIDENCE, in the Elizabethan Style, standing in 30 acres of pleasure grounds and grassland (very inexpensive to keep up), facing a common, and containing eight principal bedrooms, servants' accommodation, two bathrooms, three reception rooms, panelled billiard room; extensive stabling; cottage; Freehold would be SOLD if desired.—Rent and full details of MAPLE & CO. (Ltd.), Tottenham Court Road, London, W. (42,970.)

SUSSEX, BORDERS OF SURREY. A RESIDENTIAL ESTATE for £15,000.



80 ACRES of meadow land, 21 acres of wood, twelve acres of arable and pleasure grounds, together with the above imposing Modern RESIDENCE, situate in the choice Residential District of Bletchingley; close to golf links, and hunting with five packs; one-and-a-half miles from a station and five miles from Redhill. The House is approached by two drives with lodge entrances, and contains fifteen bed and dressing rooms, bathroom, fine hall, three reception rooms, billiard or schoolroom; stabling for twelve, farm-house and farmery, two lodges and five cottages; altogether forming a Ideal Country House, with daily reach of Town.—Agents, MAPLE & CO. (Ltd.), Tottenham Court Road, London, W. (43,459.)

MAPLE & CO., LTD.

TOTTENHAM COURT ROAD, LONDON, W., and Brighton, Eastbourne, and Bournemouth, etc., etc.

TELEPHONE
30 PADDINGTON.

GILLOW'S LISTS of Residential Estates, Country Residences, and Sportings are published in Two Parts, and may be obtained free on application, or by post three stamps.
 i. Estates and Houses to be Sold, or Let, Unfurnished.
 ii. Furnished Mansions and Residences with or without Shootings.

At the Mart, on December 9th.

A CHOICE PROPERTY, IN PERFECT CONDITION,
OFFERED UNDER EXCEPTIONAL CIRCUMSTANCES.

HERTS AND CAMBS (on the borders of).—An exceedingly choice and pleasantly placed Freehold XVIIth Century RESIDENCE known as



"AVENELS,"

Guilden Morden, near Royston, within four miles of Ashwell (G.N.R.), from which King's Cross is reached in just over the hour. The Residence has a southern aspect, and contains pretty vestibule, beautiful square sitting hall,



DELIGHTFUL DRAWING ROOM,

dining room, panelled in old oak, oak-beamed smoking room, billiard room, twelve bed and dressing rooms, bathroom, and ample domestic offices. The

NEWLY-BUILT STABLING

has two stalls and loose box, double coach-house, motor house, etc. The grounds are tastefully arranged, and comprise tennis lawn, rose garden, range of glasshouses, kitchen garden, etc., in addition to which are two excellent meadows, the whole property having an area of about nine acres. The vendor has only completed the decoration and refitting of the House, which has been carried out in the most lavish manner; but owing to the owner being unable to occupy, it will be offered at a sacrificial figure, which Messrs.

GILLOWS will SELL by AUCTION, at the Mart, London, E.C., on Tuesday, December 9th, at 2 o'clock precisely.—Illustrated particulars can be had of Messrs. Few and Co., Solicitors, 19, Surrey Street, Strand, W.C.; and, together with orders to view, of the Auctioneers, at their Offices, as above.



SURREY (close to the river and one-and-a-quarter miles of Hampton Court).—To be SOLD or LET, Unfurnished or Furnished, the above depicted RESIDENCE, situated in charming grounds of six acres (more land adjoining could be obtained), approached by a carriage drive with picturesque lodge entrance; contains three reception, nine bedrooms (more bedrooms could easily be added if required); gas and Company's water laid on. The drains have just been entirely reconstructed. The House is heated throughout by hot water pipes; excellent new stabling for four horses, two cottages, vineries, peach-houses, orchid house, and forcing pits, etc., productive fruit and kitchen garden, pleasure garden, including two tennis courts, rosary, etc. Price £6,700. Rent, Unfurnished, £260 per annum.—**GILLOW & CO.**, as above. (11,403.)

HAMPSHIRE (half-a-mile from station and one-and-a-half hours of Town).—To be LET, Furnished, a charming old-fashioned Bijou RESIDENCE, containing three reception, six bedrooms; stabling for four, coach-house, harness-room, etc.; garden well stocked and finely-timbered, tennis lawn, paddock adjoining running down to stream in which coarse fishing can be obtained. Rent 3 guineas a week. Photo.—**GILLOW & CO.**, as above. (11,447.)

GILLOW'S (WARING & GILLOW, LTD.).

ESTABLISHED 1659.

GILLOW'S AUCTIONS of Landed Estates, Town and Country Houses, are held periodically at the Mart, E.C., when Properties may be included on moderate inclusive terms. Messrs. GILLOW's old extensive clientele among the wealthy classes enables them to offer unique advantages to those desirous of disposing of their Properties.

At the Mart, E.C., on December 9th.
AT A SACRIFICE.

SURREY (in the delightful district of Lingfield).—An attractive and valuable Freehold RESIDENTIAL PROPERTY, known as



"HILLSIDE,"
Dormans Park, Surrey.

most conveniently placed within three-quarters of a mile of Dormans Station (L. B. and S. C. Ry.), two miles of East Grinstead, and an hour of Town. The Residence is magnificently situated on an eminence 300ft. above sea level, faces South-west, and contains four reception rooms, billiard room, thirteen bed and dressing rooms, three bathrooms, etc. The



FINE MODERN STABLING

has accommodation for seven horses, large coach-houses, and numerous rooms over. The Model Farm buildings are replete with every requirement, and comprise cow-house, pig sty, cart-horse boxes, and stall, bullock-shed, etc. The

BEAUTIFUL GROUNDS
of about four acres, though inexpensive to maintain, are most tastefully laid out and planted, two tennis lawns, magnificent rose gardens, and beautiful woods. There is a



PRETTY LAKE OF SEVEN ACRES,
with ornamental islands, rustic summer-house, waterfall, etc. The meadows around the House form

PARK-LIKE SURROUNDINGS,
and the whole Property (which is free of land tax) extends to an area of over 55 acres.—Messrs.

GILLOWS (WARING & GILLOWS, LTD.) will offer the above choice Property (on which over £30,000 has been judiciously spent) by AUCTION, at the Mart, E.C., on Tuesday, December 9th, 1902, at 2 o'clock precisely.—Illustrated particulars and conditions of Sale can be obtained of Messrs. HAMMOND & RICHARDS, Solicitors, 26, Lincoln's Inn Fields, W.C., and together with orders to view, of the Auctioneers at their Offices, as above.



TO HUNTING MEN AND OTHERS.
LEICESTERSHIRE (Melton Mowbray; close to the station).—To be SOLD, the above fine old Family RESIDENCE, standing in its own grounds of about ten acres; contains sixteen bed and dressing rooms three reception, and billiard room; gas, electric light, and telephone laid on; magnificent stabling for fourteen horses.—Price on application to **GILLOW & CO.**, as above. (11,522.)

Auction Estate and Valuation Office,
406, OXFORD, STREET (Entrance 48, Duke Street), LONDON, W.

TELEGRAMS:
"GILLOW'S, LONDON."

TOWN HOUSES in Mayfair and in the Portman, Hyde Park, Belgravia, and Cadogan Estates. GILLOW's are exclusively appointed Agents for many of the choicest available Houses.



IN THE CENTRE OF THE GRAFTON COUNTRY.—To be SOLD, a fine old RESIDENTIAL PROPERTY, situate one-and-a-half miles from good town and station; south aspect; sandy soil; sooty, above sea level. The House, which is built in the Elizabethan style, is approached by a beautiful winding carriage drive, and contains entrance hall, three reception, twelve bed and dressing; stabling for twelve, coachman's cottage, and two other cottages; 100 acres of well-timbered meadow land, which can easily be let off. Also smaller house or hunting box, with stabling. Price £14,000 for the whole, or would be divided.—**GILLOW & CO.**, as above. (11,510.)

SEVEN MILES FROM THE WEST END. and are situated in a beautiful part of the country.—To be SOLD, or LET, Unfurnished, a well-built HOUSE, in the Italian style, approached by a picturesque drive, containing three reception, billiard room, and lofty conservatory, nine bed and dressing; good stabling for five; seven acres of grounds and paddock, etc. Price £8,000. Rent, Unfurnished, £350.—**GILLOW & CO.**, as above. (11,510.)

CUMBERLAND.—To be LET, Furnished, for a term of years, a fine old XIIth Century MANSION, and Shooting, situate in a lovely old park of about 50 acres; contains large entrance hall, five reception and billiard room, sixteen bed and dressing, servants' accommodation; stabling for ten. Shooting over 6,000 acres, good salmon and trout fishing in the neighbourhood, hunting and golf close by. Rent £600.—**GILLOW & CO.**, as above. (11,514.)



HERTS (close to the station, within an hour of Town).—To be SOLD, or LET, Furnished, the above pleasantly-situated Modern RESIDENCE, in the Tudor style, replete with every modern convenience, standing in its own grounds of about 30 acres, commanding lovely views; contains three reception and billiard, eight bed and dressing rooms, accommodation for servants, two bathrooms; capital stabling for ten horses, coachman's cottage adjoining, 30 acres of grounds. Price £12,000; rent, Furnished, £500 per year. Would be Let for the Hunting season at a low rent.—**GILLOW & CO.**, as above. (11,160.)

LANCASHIRE (on the coast, close to Morecambe Bay, and within easy driving distance of the lovely lake district).—To be SOLD, a charmingly-situate RESIDENTIAL PROPERTY, standing in eleven-and-a-half acres of grounds, approached by a carriage drive, containing four reception, billiard, thirteen bed and dressing; good stabling, and accommodation for man; close to church and post-office. Price £5,500 (cost £30,000). Photo.—**GILLOW & CO.**, as above.



EASTNOR CASTLE (Herefordshire).—Messrs. GILLOW's have been instructed by Lady Henry Somerset to LET this singularly beautiful Castle for a term of years. The situation is one of the most beautiful in the kingdom, and the views obtainable from the grounds are grand in the extreme. The accommodation: Grand hall with musicians' gallery, dining room, drawing room, saloon, large and small library, and complete suite of state-rooms, sixteen best bedrooms, and thirteen secondary; the fittings are of the perfect description; the collection of tapestries are well-nigh priceless, and the walls are also adorned by many fine pictures, the works of old masters; lovely old-world pleasure gardens, covering an area of over 40 acres, including lake of 22 acres, also deer park of 700 acres; ample stabling for about thirteen horses. First-class shooting over nearly 7,000 acres, good fishing, and hunting four days a week. Rent £1,200 per annum. Personally inspected.—Apply to **GILLOW & CO.**, as above. (11,479.)

MESSRS. CRONK,
ESTATE AGENTS AND AUCTIONEERS,
12, Pall Mall, S.W., and Sevenoaks, Kent.
Telephone Nos. 2,500 Gerrard, and 4, Sevenoaks.

LISt of ESTATES and RESIDENCES, Hunting and Shooting Quarters, to be SOLD or LET, in the Home Counties and elsewhere. Also List of Furnished HOUSES to be LET in all parts of England, free on application, or by post for two stamps. Particulars inserted free of charge.

FURNISHED RESIDENCES.—Messrs. CRONK's List of Furnished Residences, containing a large and choice selection of Country Houses to be LET in the most favoured districts of the Home Counties and elsewhere, may be had free on application at their offices, as above, or will be sent post free for one stamp.



SEVENOAKS (Kent: about one mile from the town, and two from the Main Line station on the S.E. and C. Railway).—A singularly attractive and picturesque FREEHOLD RESIDENCE, known as "Fernside," beautifully situated about 600 ft. above sea level, on gravel soil, adjoining the charming Sevenoaks Common, and overlooking Knele Park. It stands in its own beautiful ornamental gardens and grounds of about one-and-a-half acres, and contains eleven bed and dressing rooms, three reception rooms, complete domestic offices; stabling for three horses, coach-house, etc.; gardener's cottage, etc. Possession on completion of purchase. Also a charming Freehold Cottage Residence adjoining, known as "Tweed Bank," approached by carriage drive, standing in its own grounds of about half-an-acre, and containing five bedrooms, three reception rooms, conservatory, and the usual domestic offices; good stabling for two horses, coach-house, etc. This house is let on lease at £75 per annum, which Messrs. CRONK will SELL by AUCTION, in two lots, at the Mart, E.C., on Monday, December 8th at 2 p.m.—Sale particulars of Messrs. KNOCKER, KNOCKER, & HOLCROFT, Solicitors, Sevenoaks; and of the Auctioneers, 12, Pall Mall, S.W., and Sevenoaks.



In a delightful old-world village in Kent, under 30 miles from London.—To be SOLD, this charming old RESIDENCE, standing in its own grounds of over seven acres, and containing ten bedrooms, bathroom (b. and c.), four reception rooms, and excellent domestic offices; stabling for three horses, coach-house, etc. Beautiful old grounds, lawns, kitchen garden, etc., and two meadows.—Apply to Messrs. CRONK, as above. (525.)

A MAGNIFICENT FAMILY SEAT, surrounded by an extensive deer park, to be LET, Unfurnished, with 6,500 acres of shooting if required; it occupies a unique position, amidst some of the loveliest scenery in Sussex, and contains upwards of 40 bedrooms, handsome suites of reception rooms, billiard room, noble hall and complete domestic offices; extensive stabling, etc.; beautiful and handsomely shrubbed pleasure grounds, kitchen garden, and fine range of glasshouses; farm of 300 acres if required; good hunting, fishing, and golf.—Full particulars of Messrs. CRONK, as above. (5179.)



In THE LOVELY DISTRICT OF SEVENOAKS.—This fine stone-built MANSION, standing in hand-timbered park of upwards of 100 acres, and containing fourteen bedrooms, bathroom, four reception rooms, and usual offices; extensive stabling, cottages, etc.; charming grounds, kitchen gardens, winter gardens, etc.; good trout fishing; hunting in neighbourhood. Would be LET, Furnished or Unfurnished, or SOLD.—Apply to Messrs. CRONK, as above. (5043.)

HERTFORDSHIRE (within an hour of London).—To be LET, Furnished, or SOLD, a delightful Modern RESIDENCE, standing in charming grounds of about 25 acres, commanding extensive and uninterrupted views, and containing eight bedrooms, attics for servants, two bathrooms, billiard and three reception rooms, capital domestic offices; stabling for eight horses, coachman's cottage, etc.; pleasure grounds, tennis lawn, kitchen garden, glass-house, and orchards. One mile from station.—Apply to Messrs. CRONK, as above. (6614.)

ONE of the best STUD FARMS in England to be SOLD, within 50 miles of London; comprises 265 acres of sound land, 200 acres being pasture, 20 acres arable, and 40 acres wood; capital residence, containing eight bedrooms, three reception rooms, kitchen, and good offices; splendid stabling for 50 horses, extensive buildings, and six cottages; excellent water supply; station two miles.—Apply to Messrs. CRONK, as above. (5583.)

MESSRS. CRONK,
SURVEYORS AND ESTATE AGENTS,
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MESSRS. EDMUND SMITH & CO.,
Landed Estate Agents, Surveyors, and Auctioneers,
39, King Street (Corner of), St. James's Square, S.W.
Telephone No. 5499 Gerrard.

TO NOBLEMEN AND MILLIONAIRES.

A MAGNIFICENT RESIDENTIAL AND SPORTING DOMAIN, running into several thousand acres, with a very fine Mansion, and all possible appendages, the whole affording extraordinarily good sporting and a sound rent roll. The situation is *par excellence*, a little over two hours from London, with good society, hunting, and other attractions, and to a gentleman requiring a County Seat of great note, this one particularly appeals.—EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.

A BEAUTIFUL SURREY COUNTY SEAT. At just about half original cost, comprising small but singularly well-planned MANSION, with lovely gardenage, placid park, behind which are magnificent woods, delightful in contour and variety, the whole offering charms that the town dweller would scarcely suspect; and including splendid stabling, lodges, model farmery and farm, and numerous other amenities, with up-to-date improvements and comforts in the shape of electric light, etc., etc.; golf and hunting; grand views. London may be reached in 40 minutes, although the situation of this Estate is quite country and secluded.—EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.

DORKING.—High ground, charming old fashioned COUNTRY RESIDENCE, in perfect and artistic order; three reception, bathroom, five bedrooms; large garden. £2,500, or to LET.—EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.

HERTFORDSHIRE.—To be LET or SOLD, a bijou SPORTING and RESIDENTIAL ESTATE, with a handsome and moderate-sized Mansion; also numerous and perfect amenities.—EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.

HANTS (trout and grayling fishing).—Charles I. MANSION HOUSE, with lovely old grounds and park, together with a magnificent stretch of Itchen and other fishing, to be SOLD or to LET, with an additional stretch of water.—EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.



5 PER CENT. NET.—WESTERN MIDLANDS.—Easy access of Manchester, Birmingham, and London, and in a very favourite district and good social neighbourhood. A RESIDENTIAL and SPORTING ESTATE, to pay 5 per cent. net, and comprising about 1,300 acres, all of which is let to excellent tenants, except the small Mansion, which stands on a hill, the Park, excellent woods and first-class sporting rights. This is possibly the cheapest Estate in the market, and is not only attractive in itself, but has delightful surroundings.—EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.



SUSSEX AND SURREY BORDER.—100, 450 or 800 acres of grass and woods, splendid sporting, and only about an hour's rail from the Metropolis, together with a charming old fashioned RESIDENCE, stabling, extensive buildings, and numerous amenities. To be SOLD at an immense loss to present owner, and appealing to anyone wanting an unpretentious county property, which, under careful management, would yield an excellent return.—EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.

£20 AN ACRE will buy a SUSSEX RESIDENTIAL and SPORTING ESTATE of 234 acres, with Residence, standing on high ground, approached by drive of 500ft. and commanding grand South views. There are good buildings and numerous appendages; also splendid woods.—EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.

HANTS (about an hour from London).—Freehold ESTATE of 60 acres, with Family Residence and numerous amenities, to be SOLD, at about £21 an acre. The land is nearly all pasture and woods, and yields a heavy game bag.—EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.

HAMPSHIRE DOWNS (close to fine old Cathedral city, in a district abounding with antiquarian and historical interests).—To be SOLD at a sacrifice price, to wind up Estate, a commodious MANOR RESIDENCE; seventeen bed, dressing and bathrooms, billiard and fine reception rooms; electric light; stabling; cottages; and ten to 30 acres of well-timbered lands; beautiful, but sheltered spot.—Inspected by EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.

£12 AN ACRE, or offer, will purchase excellent RESIDENTIAL and AGRICULTURAL ESTATE of about 550 acres, situated near favourite Yachting Centre on the Essex Coast. Family Residence on a hill; cottages and all amenities; salt and fresh water frontages; no sea-wall.—Personally inspected by the Sole Agents, EDMUND SMITH & CO., 39, King Street, St. James's Square, S.W.

MESSRS. BATTAM & HEYWOOD,
AUCTIONEERS, ESTATE AGENTS & VALUERS
72, DUKE STREET, GROSVENOR SQUARE, W.
Established 1837. Telephone 2169 Gerrard.



ON THE RIVIERA.
THE ABOVE PRINCELY MARINE MANSION for SALE. It occupies a position of surpassing beauty on high ground, commands views over the lovely grounds and the sea, and contains accommodation for a large establishment. There are cottages, glasshouses, lodges, stabling and, in fact, everything to make a complete and singularly attractive abode for a gentleman of wealth. The grounds are remarkably beautiful, and extend to the sea; the whole property being twelve acres in extent.—Illustrated particulars of Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

ESTATE OF 200 ACRES, three hours from London, and in a very favourite locality, for SALE, Freehold. The MANSION affords accommodation for a large establishment, and has had heavy sums lavished upon it by the present owner, so that it, as well as the ESTATE generally, is in perfect order throughout.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

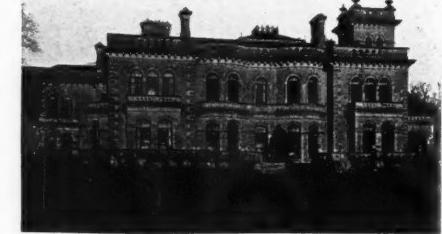


BAY OF NAPLES, ITALY.—For SALE, or might be LET, Furnished, the above exceptionally choice Marine RESIDENTIAL PROPERTY, which may be acquired with or without a smaller house referred to below. It stands actually on the sea, with its luxuriant and diversified grounds of about ten acres about and behind it, rising in terraces and walks, and forming one of the most picturesque spots on the coast, and affording from every point incomparable views. There is a private harbour attached to the property, with wet dock, boathouses, bathing house, boat slipway and quays. The House contains noble hall, drawing room, dining room, magnificient terrace on the sea front, billiard room, library, boudoir, studies, marble staircase, bathroom, and 24 bedrooms; and the smaller House contains three reception rooms and ten bedrooms, and enjoys the same beautiful views. The stabling is for seven horses; other buildings, including gardeners' houses, two lodges, laundry, glasshouses, etc. The grounds contain a private chapel, richly ornamented. Fir t-class water supply; the houses are heated throughout by calorifiers; the furniture and fittings are of the best description, and will be sold if desired with the property. Such an opportunity rarely presents itself of acquiring a residence on the Mediterranean, equally delightful in Summer and Winter, and ready for immediate occupation.—For illustrated and detailed particulars, apply to Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

EASTERN COUNTIES.—ESTATE of 120 acres and Elizabethan style House; four reception and ten bedrooms, for SALE, at the low price of £4,500, including stabling, lodge, outbuildings, cottages, etc.—Full particulars of Messrs. BATTAM and HEYWOOD, 72, Duke Street, Grosvenor Square, W.

NEAR RUGBY.—HUNTING BOX, with three reception rooms, nine bed and bathrooms, for SALE; between two and three acres; stabling for thirteen horses. Price £2,000.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

SOUTH COAST.



THE above exquisite HOUSE, surrounded by heavily timbered grounds and park, with rich pasture lands, in all 300 acres, for SALE at a sacrifice. It is 500ft. above sea level, commands extensive and beautiful views, is perfectly appointed in every way, and affords accommodation for a large establishment. Strongly recommended.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

HANTS.—ESTATE of 150 acres, one mile from station, with charming old House, in the best of order, for SALE; stabling, farm-house, and buildings; hunting with three packs.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

SUSSEX.—Charming Modern HOUSE, high ground, for SALE, with 60 acres of grass and woodland; three good reception rooms, ten bed rooms; stabling, cottages, etc.—Messrs. BATTAM & HEYWOOD, 72, Duke Street, Grosvenor Square, W.

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ASCOT.



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SOUTH ASCOT.

(Amongst the lines. Green and Warm in Winter.)

"Is it a Private House or an Hotel?" is the question I asked myself. A dainty brougham, with coachman and footman in smart liveries, met us at the station, a butler and footman met us in the hall. Our luggage was unpacked for us in our rooms, which were not only twice the size of ordinary hotel bedrooms, but were furnished and appointed as only rooms are in the famous Country Houses of the best people—sumptuous, elegant, and in perfect taste, with fine genuine old furniture, and flowers, and dainty linen. The whole house, with its grand staircase, its lovely terrace, its well-rolled croquet and tennis lawns (there are five), its beautifully-kept gardens, orchards, kitchen gardens, glasshouses, and 30 acres of lovely pine woods, its Model Farm (perfect in its way), and wonderful stabling and motor-house, is an ideal home, unique in everything and perfect in every detail. The cooking and service are the best I have ever met with in England. One is invited to pluck the flowers and fruit. There is no charge for billiards, none for fires in one's bedroom, or baths, or lights, or attendance. The place was full of titled people, and yet the charges were much less than at most of the best hotels."

The above is not exaggerated. It is the desire of the proprietors to make a new departure. "The Berystede" is quite remarkable in every way. It is a most beautiful country house, situated in most beautiful country, near the Sunningdale Golf Links, a few minutes' walk from the station, with excellent hunting, and one hour from Town. Inclusive Winter Tariff three guineas per week, per person. For further particulars, apply to the MANAGERESS, The Berystede Hotel, Ascot. Telephone 29 Ascot.

WESTON-SUPER-MARE (Somerset; G.W. Ry. Main Line).—Charming RESIDENCE near golf links, to be LET or SOLD, stands in its own grounds, faces sea, with stabling, coach-houses, glasshouses, double cottage, etc. Rent £200.—MARWOOD CROSS, Auctioneer, Weston-super-Mare.

WILTSHIRE (£2,500).—Attractive RESIDENTIAL PROPERTY, with lawns and pleasure gardens, orchard, and paddock, in all five acres; three reception, nine bedrooms, bath fitted; modern fittings, etc.; stabling for three. Charming country; near station on main line.—WILLIAM COWLIN & SON, Victoria Street, Clifton, Bristol.

NORTH DEVONSHIRE.



TO BE LET OR SOLD, a very attractive little PROPERTY, consisting of the above handsome Residence, standing high and overlooking the Taw and the sea, with grounds of four acres, and 32 acres of valuable meadow land. The House contains three reception rooms, ten bed and dressing rooms, attics, bath, etc.; good stabling, three lodges; well-timbered grounds (photos, on application) and land, which readily lets at £5 per acre. Hunting with stag and foxhounds, good fishing. Price £1,000; rent £210 for House and grounds. Offers invited.—Agents, HUGHES & SON, Bristol.

ELLESMORE (Shropshire).—Small house to LET, Furnished, for some months; moderate rent; three sitting, five bedrooms; small garden and stabling; near station; good hunting.—Apply "L," c/o COUNTRY LIFE Office, 20, Tavistock Street, Covent Garden, W.C.

FOR SALE BY PRIVATE TREATY. SUFFOLK (only one-and-a-half hours from London).—An important Freehold SPORTING ESTATE of 3,700 acres, with a fine old Elizabethan Mansion, beautiful gardens, and grandly timbered park, numerous farms, estate cottages, village properties, and fully licensed inn, all let to first-rate tenants, and in good order. There are fine woodlands, about 400 acres in extent. The shooting (especially for pheasants) is particularly good. The Mansion, which is shortly becoming vacant, is only four-and-a-half miles from a first-class town, and main line station, from which express trains complete the journey to London in an hour and 37 minutes.—Full information, with plans and photos., can be obtained of the Owner's Agent, Mr. FRANK NEWMAN, 34, Savile Row, London, W.

NORTH DEVON (near golf, R.C. church, and town).—Attractive COUNTRY RESIDENCE, with lodge; large hall, three reception, conservatory, eleven bed and dressing rooms, bath; stabling, grounds of four acres, etc.; frontage to sea arm of river Torridge, with private quay and boat-house. Price £4,000. Rent, Furnished, £250.—RIPON, SON & CO., Exeter.

WANTED.

WANTED TO PURCHASE, about two hours' rail from London, a SPORTING ESTATE of 1,500 to 3,500 acres, with not less than 200 acres of wood; the house should contain 20 bedrooms, and five reception rooms, but a smaller place would be considered if the surroundings were suitable; old house preferred; a lake or stream on the property is essential; districts preferred, Wilts, Dorset, S. and E. Gloucester, South Bucks, and North Hants.—Particulars to be sent to "C. C.," 1, Cockspur Street, S.W.

WANTED TO PURCHASE, early in 1903, a good COUNTRY HOUSE, within 50 minutes' rail of Victoria, Waterloo, or Charing Cross. An old House in good order and repair is preferred, and twelve to fifteen bedrooms are required. Stabling for five horses is sufficient; from about ten acres of gardens and land. Price up to £12,000, but advertiser would rather not exceed £10,000.—Address "C. W.," 1, Cockspur Street, S.W.

MESSRS. WALTON & LEE are seeking properties of the descriptions given below for clients of theirs who are bona-fide purchasers, and they respectfully invite owners thinking of selling to communicate with them. As many are naturally averse to the fact of their intention to sell becoming known, Messrs. WALTON & LEE would respect a wish so expressed, and disclose the identity of a property only where the circumstances justify their introducing it to their clients.

IMPORTANT TO YORKSHIRE LANDOWNERS. **WANTED TO PURCHASE**, in Yorkshire (East or North Ridings preferred), a RESIDENTIAL PROPERTY, comprising a fair-sized house, situated in a good residential district, and having nicely-timbered surroundings; good but not necessarily first-class shooting, and a property including a lake or stream would be especially considered; good possession is desirable.—Particulars "Exclusive," c/o Messrs. WALTON & LEE, 10, Mount Street, London, W.

ADVERTISER is anxious to invest a trust fund of from £1,000 to £3,000 in the purchase of a good RESIDENTIAL and SPORTING ESTATE, which he LET, and shows a fair return on capital. The counties of Staffordshire and Shropshire are preferred, but not essential, if fair income can be obtained; Worcestershire or Herefordshire would suit; a good Residence, which need not be vacant, or site for building same is necessary.—Particulars to "Trustees," Messrs. WALTON & LEE, 10, Mount Street, London, W.

WEST COAST OF SCOTLAND.—Wanted to RENT, for a term of years, a moderate-sized HOUSE, with about 5,000 acres of shooting, situated to the north of Crinan and to the south of Fort William. Must be close to the sea and have yacht anchorage, safe for all winds, near the House. Rent not to exceed £500.—Particulars to "F. M.," WALTON & LEE, 10, Mount Street, London, W.

WANTED ON LEASE, with option of purchase, a COUNTRY RESIDENCE, within one or two hours by rail south or west of London, containing three good reception rooms, six or seven bedrooms, bath (h. and c.), and usual offices; stabling for one or two horses; large garden, with one or two acres of land; high situation, dry and bracing air essential; sanitation perfect; and good water supply; near station preferred.—Particulars to ANDRON, 6, Old Queen Street, Westminster.

WANTED TO PURCHASE, at once, within five miles of main line station on L. & N.W. Ry., G.N. Ry., or M. Ry., an ESTATE of from 2,000 to 4,000 acres, with Mansion containing about 20 bedrooms; hunting not particular, but good shooting essential. Advertiser would not mind renting a similar place to the above, Furnished, and is prepared to give up to £2,000 per annum, or £100,000 for a suitable estate. The name and address of applicant will be given in confidence to owners or their solicitors.—Address "G. F. M.," 280, Messrs. MABBETT and EDGE, 127, Mount Street, Grosvenor Square, London.

REQUIRED TO HIRE, Unfurnished (option of purchase), within three-quarters of an hour of London and three miles of station, HOUSE of three reception, eight bedrooms; stabling; six or more acres; bracing, fogless climate, gravel soil; quite country. Rent £100; purchase £2,500. No agents.—"D. S.," c/o COUNTRY LIFE, 20, Tavistock Street, Covent Garden, W.C.

WANTED ON LEASE, for ten or fifteen years, within about five miles of Crewe, Cheshire, a moderate-sized HOUSE, either Furnished or Unfurnished, with about fifteen to 20 acres of ground. The House to contain about ten bedrooms, and three or four reception rooms; stabling for three horses. Address "J. P.," Wm. PORTEOUS & CO., Exchange Place, Glasgow.

COUNTRY HOUSE Wanted to Purchase; property should comprise a picturesque house, with some architectural pretensions; stabling, cottage (if possible), and old-fashioned or nicely laid-out gardens, from, say, five to 25 acres; the surrounding country must be pretty, and suitable for cycling and motoring; distance London immaterial if within a run of a fair-sized town; for preference, the following counties: Cornwall, Sussex, Wills, Dorset, Berks, or Bucks, but location is not very important if society and some sporting available; from £4,000 to about £8,000 will be paid for a suitable place.—At first, brief particulars only addressed "Navy," care of W. H. SMITH & SON'S, Bookstall, South Croydon Railway Station

WANTED, a place for one gun in an occasional days decent covert shooting, in preferably the neighbourhood of Twyford.—Address "P. Q. R.," c/o COUNTRY LIFE, 20, Tavistock Street, Covent Garden, W.C., stating terms and probable bag, and number of guns.

WANTED TO PURCHASE, in Hants, Sussex, Wilts or Bucks, an ESTATE of about 1,000 acres, with a genuine Elizabethan Residence, containing from 20 to 25 bedrooms. A good price will be paid for a suitable Estate.—"C. S. G.," c/o Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

WANTED TO PURCHASE, an ESTATE of between 800 and 1,200 acres, within one-and-a-half hours of Town (not North). There must be an old-fashioned Residence, with at least twelve, and not more than 20 bedrooms, or would add to and improve a smaller House if the Grounds and Estate are suitable. It is essential that the Grounds are well matured, and the Estate affords good shooting.—Full particulars with price to "P. R.," c/o Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

REQUIRED TO PURCHASE, within one to one-and-a-half hours from Town (not on the G.E. Ry., or in the Thames Valley), a really good RESIDENCE, with at least twelve bed and dressing-rooms, and the usual reception rooms; good stabling for half a dozen horses; grounds of a few acres, and a park of anything between 35 and 100 acres. Will pay up to £12,000.—Address full particulars to "G. W. M.," c/o Messrs. TROLLOPE, 14, Mount Street, Grosvenor Square, W.

WANTED IN SPRING, 1903.—To Purchase, in district of Dorking or adjacent, a thoroughly well-built HOUSE, in about five acres of matured grounds; seven or eight bedrooms, good-sized reception rooms, and stabling. Essential points are dry soil, sunny aspect, and the House must be on high ground, sheltered from cold winds. Suitable places will be inspected at once.—"R. F. L.," c/o COUNTRY LIFE, 7-12, Southampton Street, Strand, W.C.

LADY AGENT WANTED for small ESTATE in the Western Counties.—Apply "M. D.," c/o COUNTRY LIFE, 7-12, Southampton Street, Strand, W.C.

WANTED.—Continued.

WANTED, in a good shooting district, a medium-sized HOUSE, standing in about 25 acres (or more). Must have matured grounds, high situation, not near water.—Apply "J. A. P.," c/o GILLOW & CO., London, W.

WANTED TO BUY, in a good hunting district, Family RESIDENCE, with good stabling, about five or more acres of land.—Apply HILL, c/o GILLOW & CO., London, W.

WANTED TO RENT, unfurnished or partly Furnished; Cumberland, Staffs, Yorks, Pennin; shooting of 2,000 to 3,000 acres with MANSION; fifteen to 20 bedrooms, billiard room, etc.—Apply Sir H. B., c/o GILLOW & CO., London, W.

WANTED in a Southern county (not Devon or Cornwall), a well-built HOUSE, with fifteen to 20 bedrooms, four reception rooms; about 2,000 acres of land, not more than 500 acres in hand. Price up to £35,000, including all timber.—Apply WILMOT, c/o GILLOW & CO., London, W.

PRIZE NO OBJECT.—Required, within one-and-a-half hours of Town, first-class MANSION of about 7,000 acres of good sporting. Show about 4 per cent. interest on purchase money.—Apply "C.," c/o GILLOW & CO., London, W.

AN OLD-FASHIONED COUNTRY COTTAGE RESIDENCE is wanted, about an hour from Town, or hour and half if good train service, near a good town; five or six bedrooms; two stalls; nice garden and paddock. Price moderate.—Miss C., c/o COUNTRY LIFE, 7-12, Southampton Street, Strand, W.C.

CHESTER.—For the Winter months, a well Furnished detached HOUSE, having three entertaining rooms, billiard room, ten bedrooms, and ample domestic accommodation; also stabling for three horses, and room for coachman. Gardener left by arrangement. Time from Liverpool, by rail, 45 minutes; from Manchester, one-and-a-quarter hours. Hunting with the North Cheshire Hounds and Wirral Harriers. The climate of Chester is admittedly mild in Winter.—For terms and orders to view, apply to WILLIAM THOMSON, Estate Agent and Valuer, 7, Cook Street, Liverpool.

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THIS beautiful specimen of domestic Tudor ARCHITECTURE, with 220 acres of some of the best land in the county of Somerset. Freehold for SALE, below agricultural value. Personally inspected.—Sole Agents, Messrs. HEDGER and MIXER, 44, Charing Cross, S.W.

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WESTMORELAND.—This grandly situated stone-built CASTLE, 600 ft. above sea level, with south aspect; fourteen bedrooms, three reception rooms, oak-panelled hall, 30 ft. by 20 ft., fine old black oak staircase 12 ft. wide, cloisters, etc.; stabling, cottage, and about eight-and-a-half acres of grounds; all in excellent condition. The appropriate furniture can be purchased. Messrs. HEDGER & MIXER, 44, Charing Cross, S.W.

BIRMINGHAM (within driving distance).—A fine COUNTRY HOUSE; ten bedrooms, lounge hall, three reception rooms; stabling, cottage, grounds, glasshouses, etc., six acres, £3,000.—Messrs. HEDGER & MIXER, 44, Charing Cross, S.W.

IN THE LOVELY DISTRICT OF BEWDLEY.—A fine old-fashioned RESIDENCE; square hall, four reception rooms, grand old staircase; stabling; grounds, etc. fifteen acres. Freehold, £2,750.—Messrs. HEDGER & MIXER, 44, Charing Cross, S.W.

TORQUAY.—To be SOLD or LET. Unfurnished for a term of years, SUTHERLAND TOWER situated in Higher Warberry Road, containing on the ground floor three sitting rooms, with kitchen, scullery, larder, pantry, servants hall and housekeeper's room, lavatory, and w.c. On the first floor seven bedrooms, dressing room, bathroom, and w.c.; on the second floor three servants' bedrooms. The stables comprise three stalls and two loose boxes, with two carriage houses, harness room and three rooms over. The house stands in its own grounds, containing an area of about three-quarters of an acre and faces south. The drainage has recently been entirely overhauled.—Apply FORD & WARREN, 61, Albion Street, Leeds.

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ESTATES, RESIDENCES, SPORTING, HUNTING BOXES. Monthly List published gratis. Good selection. Full particulars on application.

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OXON.—An uniquely attractive HOUSE, and four acres (more land available).—To be SOLD, Freehold ; might be LET ; extensive bedroom accommodation, suite of fine reception rooms, square hall ; stabling, glass, outbuildings ; a perfect place ; highly recommended. Photo of TRESIDDER & Co. (1176.)

WINCHESTER.—Fine old Architectural HOUSE and ESTATE of 26 acres, to be SOLD (would be LET, Furnished) ; thirteen bedrooms, suite of reception rooms, oak paneling, billiard room ; stabling, glass, etc.—Impressed by TRESIDDER & Co. (1031.)

40 MINUTES FROM VICTORIA (less from London Bridge or Charing Cross ; amidst lovely country).—For SALE, at an exceedingly low price, a very quaint old Queen Anne HOUSE, red brick and stone, with many charming features ; delightful old grounds with two avenue drives, lodges at both entrances ; beautiful lawns, rosary, fruit and kitchen garden, long shady walks and arbours, small wood, pretty lake (running stream, etc. ; capital stabling, most picturesque old building, arch-shaped, under which access is obtained to front courtyard and house ; nine bedrooms (if required, five additional rooms for maids), two bathrooms, exceptionally quaint old-fashioned hall 26ft. by 20ft., three other reception rooms, capital offices, etc. Recommended from personal inspection.—Further particulars and photos of TRESIDDER & Co. (1180.)

G.R.N.Y. (75 minutes Town).—Grand early Georgian HOUSE and ESTATE, 24 acres magnificently timbered land and miniature park ; old oak staircase, carved mantelpieces and paneling ; stabling, living rooms, glass, farmery, cottages ; £5,000.—TRESIDDER & Co. (1165.)

WEST COUNTRY (near cathedral town ; high up, with lovely view of the Mendip Hills).—For SALE, picturesquely situated old COUNTRY HOUSE and seven acres ; nine bedrooms, bath and three reception rooms ; stabling and gardener's cottage, viney, small farmery, walled gardens, beautiful lawns ; exceptional bargain at £1,700. (1170.)

45 MINUTES FROM CITY.—£6,500.—Perfect RESIDENTIAL ESTATE, 46 acres ; most picturesque architectural House ; twelve bedrooms ; stabling, farmery, glass, cottages.—Photos. and full particulars of TRESIDDER & Co. (1921.)

MARVELLOUS BARGAIN.—GLOS.—Stone-built HOUSE and four acres, £2,300 ; more land available ; twelve bedrooms, oak-panelled hall and reception rooms ; stabling, cottages, conservatory, greenhouse. A uniquely pretty place. Photos. and particulars of TRESIDDER & Co. (1153.)

BUCKS.—£6,500, Freehold.—Magnificent Tudor HOUSE and seven acres ; eleven bedrooms, arabesque reception hall 35ft. by 25ft., oak paneling ; stabling, grocer's room ; electric light. Photos. and full particulars of TRESIDDER & Co. (1026.)

REDHILL AND BRIGHTON.—For SALE, a singularly picturesque, old-fashioned, Gentleman's HOUSE, and "old-world" grounds of exceptional beauty ; hall 24ft. by 20ft., four reception rooms, billiard room, conservatory, twelve bedrooms ; model stabling, gardener's cottage, walled-gardens and grounds, orchard and paddock ; the whole in perfect order. Price asked 6,500 guineas (open to offer).—Full particulars of the Sole Agents, TRESIDDER & Co. (1113.)



TO BE LET, for a short term of years, Furnished or partly Furnished, CREWE HALL, Cheshire. The House which mainly dates from James I., and was restored by E. Barry after a fire in 1865, stands retired in a park of over 700 acres, one-and-a-half miles from Crewe Station, with an unequalled train service to all parts. It contains eight reception rooms, four other sitting rooms, 26 principal bedrooms, and dressing rooms, four bathrooms, and offices, which have lately been remodelled on the most modern system, and is provided with the newest sanitation, with electric light and gas, and a private P.O. telephone. There is good stabling for 27 horses, and the best meets of the Cheshire and North Stafford bounds are within easy reach. The gardens and glasshouses are extensive, and the grounds, which are of great beauty, are ornamented by a lake of 6 acres. Land, pasture or tillage may be let with the House at the option of the tenant. The shooting of the coverts and over an Estate of about 6,000 acres, to which over shooting might be added to this area, would be included in the Lease. —Apply W. McCracken, Englesea House, Crewe.

A PRETTY detached RESIDENCE, in the healthy district of Woking, on high ground, open to the south and west, sheltered on north and east ; three reception rooms, lavatory, kitchen, and usual offices, with servants' w.c., on ground floor ; four bedrooms and one dressing room, bathroom (b. and c.), and w.c., on first floor ; two servants' bedrooms on second floor ; excellent cellars and garden tool room, compact photographic dark room ; garden about three-quarters of an acre, stocked with fruit and flowers, and thousands of bulbs. To be LET, well Furnished, for minimum of £5 5s. per week till March ; or could be let at the low rent of £90 per annum, Unfurnished, for four years ; premium of £150, and fixtures at a valuation.—A. K., c/o COUNTRY LIFE, 20, Tavistock Street, Covent Garden, W.C.

ITALIAN RIVIERA.—VILLA MONA, Bordighera, to be SOLD, or LET, Furnished, for season, at £250. Three reception rooms, eight bed and dressing rooms, bathroom (b. and c.); electric light ; excellent water and sanitation ; beautiful views ; large garden with fernery, terrace and pergola.—Apply to EDWARD E. BERRY, Bordighera.

WORCESTERSHIRE (near Kidderminster).—To LET, "Wolverley Court," a commodious RESIDENCE, standing in its own grounds, near the village of Wolverley, comprising entrance hall, drawing room, dining room, library, nine bedrooms, bathroom, w.c., two boxrooms, etc. ; four-stall stable, coach-houses, etc. ; well-wooded grounds and about six acres of grassland.—Apply NOCK & JOSSEND, Estate Agents, Kidderminster.

**CASTIGLIONE & GIBBINGS,
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CARLISLE.**

£1,600.—CUMBERLAND.—Pretty COUNTRY RESIDENCE, standing in grounds of four-and-a-half acres ; two miles from main line station (N.W. Ry.).

TO LET. Furnished, in Cumberland, two miles from Carlisle, MANSION in park of 500 acres ; four reception, nine principal bedrooms ; good gardens, stabling, etc.

£4,000. will buy a charming creeper-clad MANSION in Westmoreland, near a lake nine miles from Windermere, exceeding picturesqueness and first-class order.

£14,000.—CUMBERLAND.—RESIDENTIAL and SPORT ESTATE ; rent roll £434. (840.)

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£4,000.—CUMBERLAND.—MANSION and eleven acres ; good hunting ; the cheapest House in the county. (608.)

£3,000.—CUMBERLAND.—MANSION and 22 acres.

£40,000.—LANCASHIRE (Lake District).—MANSION and 2,000 acres ; fine Sporting Property.

£4,000.—WESTMORELAND (Lake District).—Small creeper-clad MANSION and three-and-a-half acres of unusually picturesqueness grounds.

YORKSHIRE.—MANSION and 4,000 acres or 5,000 acres, purchase price will show about 34 per cent.

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£50,000.—ABERDEENSHIRE.—Fine MANSION and 1,800 acres good Sporting ; the agricultural rents and fees bring in £2,100 a year, Mansion and sporting lets for about £400 ; total income £2,500.

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£1,650.—DUMFRIESSHIRE.—VILLA and grounds ; cost to build, £3,500. (537.)

£13,000.—DUMFRIESSHIRE.—MANSION and 180 acres ; (No. 550.)

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A beautiful property, and very cheap. (No. 607.)

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TO LET.—SHOOTINGS and FISHINGS (with or without Mansions), in every county in Scotland ; rent from £50 to £500. Also 400 ESTATES in Scotland and England, for SALE or to LET.

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A SHUBURY (Mid-Dorset) :—six miles from Okehampton and two miles from North Lew, on the borders of Dartmoor, adjoining Ashbury Railway Station).—The House contains five reception rooms, seventeen bedrooms, and offices, with first-class stabling for over 50 horses. In addition to the House there are about 140 acres of land, including woods and plantations, and golf links could be constructed at a small cost. The Property is situated in a charming country, about 600ft. above the sea level, with fine views, and is a good centre for hunting, fishing, and shooting. The House is fully Furnished, cost over £17,000, and is now used as a fully licensed Hotel, but the trade could be much further developed, or the House converted into training quarters or a hydropathic or scholastic establishment. The House together with the furniture will be SOLD for the first reasonable offer, and a large portion of the purchase money can remain on mortgage. Upset price, including house, land, and furniture, £1,500.—Apply FRANK T. MERCER, Moorgate Court, Moorgate Street, London, E.C., or J. HAYWARD on the property.

SHROPSHIRE (on borders).—Charming COUNTRY RESIDENCE, beautifully situated in 40 acres picturesquely grounds ; three reception, five principal bedrooms, bath (b. and c.); stabling ; good garden ; fishing. For term (Furnished), £200, or offer 1,400 acres excellent shooting, £120.—OWNER, "Glan-yr-afon," Oswestry.

GUY'S CLIFF LAWN, WARWICKSHIRE.

THIS large and desirable RESIDENCE is situated in the most charming part of Leamington, and is to be LET immediately. The House stands in its own grounds, and contains entrance hall, three reception rooms, bathroom, six bedrooms, dressing room, and three other bedrooms, with usual domestic offices ; there is also commodious stabling, coach-house, and coachman's cottage.—For further particulars and an order to view, apply H. C. GODFREY-PATTON, Land Agent, Warwick.

**MESSRS. W. COWLIN & SON,
ESTATE AGENTS, VICTORIA STREET, CLIFTON.**
Established 1777. Illustrated Register Monthly.



WILTSHIRE.—£5,000 (close to a station on the main line, one hour from Bristol, two from London).—The above picturesquely RESIDENTIAL PROPERTY, standing in grounds of over eight acres, with tastefully laid out flower gardens, well-stocked fruit and kitchen garden, lawns, shrubberies, etc. The House is approached by a carriage drive, and contains drawing room 25ft. by 20ft., dining room 12ft. by 17ft., morning room, all 12ft. high, ten bed and dressing rooms, fitted bathroom, and superior offices ; there is good stabling for six horses, coach-house, and cottage. The soil is loam on gravel, and their is an excellent water supply ; gas laid on.—W. COWLIN & SON, Clifton.

WILTSHIRE.—RENT £80 (close to Trowbridge Station).—First-class RESIDENCE, in grounds of one-and-a-half acres, with stabling and coach-house ; three reception and eight bedrooms, fitted bath ; pleasantly laid-out grounds. Price £2,500. Immediate possession.—W. COWLIN & SON, Clifton.



SOMERSET.—RENT £75 ; PRICE £1,650.—The above delightfully situated and admirably placed Family RESIDENCE, one mile from a station on the main line, occupying a unique position on a hill, and commanding fine views of the country, channel, and South Wales ; three handsome reception rooms, library, handsome Elizabethan staircase, Italian balcony, nine bedrooms, fitted bath, and offices ; attractive grounds, stabling, etc. Early possession.—Full particulars of W. COWLIN & SON, Clifton.

£2,500.—one-and-a-half miles from good town and station on main line, standing in grounds of nearly five acres, with lawns, pleasure gardens, walled kitchen and fruit gardens, orchard and paddock. The House contains three reception rooms, eight bedrooms, fitted bath, lavatories, etc. (b. and c. water is laid on) ; immediate possession.—W. COWLIN & SON, Clifton.

WESTMORLAND.—To be LET, the desirable RESIDENCE or MANSION HOUSE called "Halecole," situated in Witherslack, five-and-a-half miles from Grange-over-Sands and about eight from Windermere. The House, which has a southerly aspect, is well sheltered on the easterly side, and commands an extensive view of Morecambe Bay. Rent, inclusive of about 77 Statute acres of land, £200 per annum for a term of years.—Apply S. I. LEE, Estate Office, Knowsley, Prees.

CHELTENHAM.—To be SOLD, or LET on Lease. **WELLESLEY HOUSE**, Wellington Square. This excellent semi-detached House, overlooking Pittville Gardens, has three reception and six bedrooms, with pleasant garden, Convenient for centre of town and colleges.—Apply COX & CO., Auctioneers, Cheltenham.

WILTSHIRE.—To be LET, Furnished, a comfortable old-fashioned Family MANSION, two miles from Devizes and Lavington Stations on the C. & W. Ry., containing three reception rooms, four principal and five secondary bedrooms, excellent domestic offices ; five acres of land, plantations and garden ; with stabling for four horses and coachman's cottage.—Apply to MESSRS. JACKSON & JACKSON, Solicitors, Devizes.

COCOA LIMES AND FIBRE PLANTING. Stock, Poultry, and Dairy Farming. Owner of fine Estate in the healthiest island of the West Indies, desires a PARTNER, residential or otherwise. Capital invested (£5,000 to £10,000), most of which could be spread over a period of years, would yield early and handsome returns.—For further particulars address "Roraima," c/o DEACON's Advertising Offices, Leadenhall Street, London, E.C. Inquiries will be answered by return West Indian mail.

SOUTH DEVON.—First-class SHOOTING over 2,000 acres, adjoining the town of Dartmouth, and extending along the banks of the River Dart. To be LET, the Shooting and Sporting rights over an area of about 2,000 acres, being portions of the Mount Boone Estate, Dartmouth. The extensive woodland and undergrowth afford excellent facilities for preserving game ; good salmon and sea fishing in the neighbourhood ; gamekeeper's lodge attached.—For further particulars, apply to ANDREW & SON, Land Agents, 10, Princess Square, Plymouth.

WEST MALVERN.—To be SOLD, or would be LET, Furnished, Lady F. Baillie Hamilton's VILLA, known as "Maynard Cottage." The House, which stands in its own grounds of about an acre, is delightfully situated, and commands magnificent views. It contains three reception rooms, seven bedrooms, ample servants' and kitchen accommodation, and good garden ; excellent water supply and drainage.—Further particulars of Mr. A. POTT STEVENSON, Solicitor, Kelso, N.B.

WARM FURNISHED WINTER HOUSE to LET, facing the Solent, sheltered from north and east winds ; ten bed and dressing rooms, six reception rooms, the newest grates, bathroom, and sanitary arrangements ; very good servants' departments ; large garden, good stables. Rent from £5.5s. to £10.10s. ; near town, good doctors and station.—Write "B. A. A." c/o WILLING'S, 162, Piccadilly, W.

FRENCH RIVIERA (Cap d'Antibes).—Large and beautiful VILLA to be LET, Furnished or Unfurnished ; gas and water ; stables, bathroom and every modern comfort. Price for the season, £152, Furnished ; if Let on Lease for three, six, or nine years, Unfurnished, £120.—Write for particulars, "R. C.," 72, Regent's Park Road, London, N.W.

MESSRS. W. HUGHES & SON,
ESTATE AGENTS, BRISTOL.

Established 1832.

Illustrated Registers of (i) Country,
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IN A LOVELY PART OF SOMERSET.



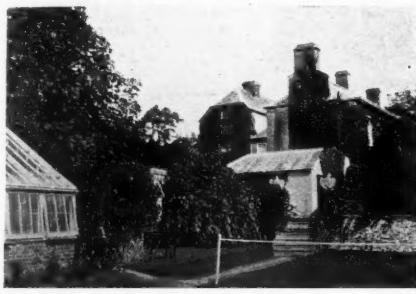
£130 PER ANNUM will be taken from a good tenant for the above fine COUNTRY HOUSE, standing in a Park in a lovely part of the county, and containing six reception rooms, sixteen bed and dressing rooms, etc., stabling, glasshouses, extensive stabling, swimming bath, etc., etc., comprising all the best available Properties in CHELTENHAM, GLOUCESTERSHIRE, and WESTERN COUNTIES, a copy of which will be forwarded for two stamps.

WYE VALLEY.



FOR SALE, the above attractive RESIDENCE, containing five reception rooms (including full-sized billiard room), twelve bed and dressing rooms, bath, etc.; stabling, farm-buildings, lovely old grounds, glasshouse, tennis lawn, kitchen garden, orchard and meadow land, in all nearly 20 acres; hunting and golf obtainable.—Agents, HUGHES & SON, Bristol.

A COMPACT LITTLE PROPERTY.



SIDE OF HOUSE.

£2,500 WILL BUY the above attractive old-fashioned RESIDENCE, situated in a South Western County, and standing in well-laid-out grounds of nearly five acres. The House contains three reception rooms, eleven bedrooms, bath, etc.; stabling, tennis lawn, greenhouse, outbuildings and paddocks; hunting, shooting, and fishing obtainable; near station, etc.; gas and water laid on. All in good order.—Agents, HUGHES & SON, Bristol.

GLOUCESTERSHIRE.



THE ABOVE most attractive COUNTRY RESIDENCE, standing in exceptionally pretty grounds of nearly 20 acres, and commanding lovely views of the Severn Valley, would be SOLD for the moderate price of £5,000.—Full details on application to HUGHES & SON, Bristol.

ON THE GREAT WESTERN RAILWAY.



TO BE LET OR SOLD, the above RESIDENCE, with over 20 acres of land. It is approached by a drive with lodge, and contains four reception rooms, nine bedrooms, bath, etc.; stabling, glasshouses, extensive stabling, swimming bath, pretty grounds, with trout stream, fruit gardens and land. Price £6,500; Rent £250.—Agents, HUGHES & SON, Bristol.

MESSRS. W. HUGHES & SON,
ESTATE AGENTS, BRISTOL.

MESSRS. YOUNG & GILLING,

(Established a Century).

LAND AND ESTATE AGENTS,

CHELTENHAM.

Telephones: "Gillings, Cheltenham." Telephone 129.

MESSRS. YOUNG & GILLING'S REGISTER OF PROPERTY (6th year) contains particulars of Estates, Furnished and Unfurnished Residences, etc., etc., comprising all the best available Properties in CHELTENHAM, GLOUCESTERSHIRE, and WESTERN COUNTIES, a copy of which will be forwarded for two stamps.



GLOUCESTERSHIRE.—To LET, Furnished, for Hunting Season, by the year, or for term of years, the above, one of the Most Important SEATS in the county, handsomely Furnished throughout, and suitable for a family of position. The Mansion is situated in lovely park; shooting over 3,000 acres (300 acres covered); trout and perch fishing; 20 best bedrooms, and many servants' rooms, six reception rooms; stabling for 27. Moderate rent would be entertained.—YOUNG & GILLING, as above.

OLD TUDOR RESIDENCE (much resembling the well-known "Haddon Hall" in frontage; on high ground, in Gloucestershire, with lovely views).—To be SOLD, at the low price of £4,500, or LET, Furnished, at £250 per annum; two-and-a-quarter hours from London; gravel soil; four reception rooms, nine bedrooms; stabling, etc. The Property has many historical associations and internal characteristics, and should strongly appeal to an antiquarian.—YOUNG & GILLING, as above.



Low terms. Four-and-a-half acres.

GLOUCESTERSHIRE (on high ground, borders of small town; between Cheltenham and Bristol, and in one of the most favoured parts of the county; Furnished or Unfurnished).—This attractive COUNTY RESIDENCE, with diversified views; four reception rooms, boudoir, thirteen bed and dressing rooms, bathroom (h. and c. throughout); gas and water laid on; four-and-a-half acres, including lawns, garden and paddock; stabling; Berkeley and Badminton bounds available. Rent, Unfurnished, £150; Furnished, £250, or near offer. Recommended.—YOUNG & GILLING, as above.

WARWICKSHIRE (in the Atherstone country).—To be LET, Furnished, most important Family MANSION, with shooting over 4,500 acres, and with seven miles of fishing. Recently appointed, and replete with every comfort throughout; large accommodation; hunting four days a week.—Full particulars on application.—YOUNG & GILLING, as above.



By direction of Sir Frederick Carrington, who is going abroad.
V.W.H. AND COTSWOLD (three miles from Cirencester).—To be LET, Furnished, for about four months, beginning of December, this most attractive RESIDENCE in favourite country; well and newly Furnished, recently redecorated throughout, drainage good; three reception rooms, six best bedrooms, three servants' bedrooms, two staircases; pretty grounds, plantations, paddocks, etc., about six acres; servants would remain. Rent £7 7s. per week, including wages of gardener and garden produce. Personally inspected and recommended.—YOUNG & GILLING, Sole Agents, as above.

SHROPSHIRE (borders of Wales).—To be LET, Unfurnished, at £150 or (preferably) Furnished at £200, picturesque old ivy-covered RESIDENCE, with lovely views, station three-and-a-half miles; 1,400 acres first-class shooting, one-and-a-half miles trout and grayling fishing, two acres of grounds, 37 acres of pasture; three reception rooms, nine bedrooms, bath (h. and c.) water; stabling for six.—YOUNG & GILLING, as above.

WORCESTERSHIRE.—To be SOLD, most attractive RESIDENTIAL AND SPORTING ESTATE, within easy reach of the Midlands, in a lovely part of the County, comprising with about 1,550 acres, including 500 acres richly-wooded undulating land. Elizabethan Mansion, with antiquarian interest; eight well-let farms; two miles river meadow; three miles of trout stream; station one mile. Rent roll will show good percentage. Personally inspected.—Particulars in confidence from YOUNG & GILLING, as above.

CHELTENHAM (in one of the best positions in the town).—Most excellent RESIDENCE to be LET, well appointed and Furnished, containing three sitting rooms, eight bedrooms, bathroom with h. and c. water; garden and coachman by arrangement.—Apply PIMM & BOUGHTON, Estate Agents, Guildford.

MESSRS. YOUNG & GILLING,
SURVEYORS AND AUCTIONEERS,
CHELTENHAM.

VIRGINIA (U.S.A.) PLANTATION.

SABINE HALL.—Colonel Landon Carter built Sabine Hall in 1730, probably from his classical taste, naming it after Horace's villa; and it remains to-day one of the finest old Colonial houses in Virginia, with its high ceilings, spacious rooms, and great wide halls. Its walls adorned with family portraits, one of them is a very handsome likeness of King Carter, and also one of Judith Armistead. There are pictures also of Colonel Landon Carter, and the three ladies who successively bore his name.



SABINE HALL.

Three miles above "Sabine Hall" is Mount Airy, the home, in Landon Carter's days, of Colonel John Taylor, and still owned by his descendants. Another near neighbour of Colonel Carter was Francis Lightfoot Lee, who lived at Menokin, and across the peninsula on the Potowmack, a distance of ten miles, was Nomini Hall, and the Lee places, Stratford and Chantilly.



STAIRWAY AT SABINE HALL.

"Sabine Hall" Property is on the Rappahannock River, in Richmond County, and contains 4,000 acres, 2,000 of which is open arable land of very good quality, and the remainder in timber. There is sufficient marsh area, and hunting and shooting is obtainable on the place and in the immediate neighbourhood. The clear brooks, the streams, the river, all furnish abundant opportunity for fishing, and oyster privileges may be had.

"Sabine Hall" is historic, and a splendid old Virginia home. Some idea may be drawn from the views given, and the photographs on file at this office, but to be valued it must be seen. The farm is fully equipped with machinery and stock, and the entire Property and outfit is offered at £17,000.

Illustrated Real Estate Register free.

H. W. HILLEARY,
Staunton, Virginia, U.S.A.

GUILDFORD.—Furnished, for Winter or longer, within ten minutes' walk of station and church; lawn, garden, and wooded grounds; four reception, ten bedrooms, capital offices; good stabling; coach-house and cottage; gardener and coachman by arrangement.—Apply PIMM & BOUGHTON, Estate Agents, Guildford.

PERTHSHIRE.—For SALE by Private Bargain, the ESTATE of CHESTHILL, in Glenlyon, in the Parish of Portingal and County of Perth. For particulars, apply to MACKENZIE, INNES & LOGAN, W.S., 23, Queen Street, Edinburgh.

TELEPHONE NOS.:
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MESSRS. LUMLEYS, LTD.

(E. & H. LUMLEY, ESTABLISHED 1853.)

The largest and most important Land and Sporting Agency in the United Kingdom.
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LUMLEY'S REGISTER (England and Wales) of Landed and Sporting Estates, Country Properties, Furnished and Unfurnished Residences, Shootings and Fishings, free by post for three stamps.



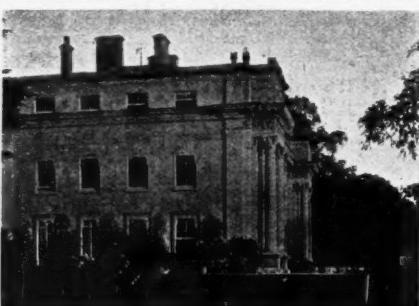
EXMOUGH (occupying the choicest position standing high with exquisite views of the English Channel, and Devonshire coast line).—For SALE, a perfect modern RESIDENCE, in well-timbered grounds of about four acres; twelve bed and dressing, bath, billiard, and three reception rooms, conservatory, and verandah; stabling for three, etc.; gas and water; tennis court, two orchards, vineyard, kitchen garden and paddock; close to famous golf links, and possessing exceptional yachting, boating, and bathing facilities.—Inspected and recommended by Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (36,554.)

CHIRSTCHURCH BAY (Hants).—To be SOLD, a beautiful PROPERTY, with grounds running down to the shore, and having fine views, exceedingly picturesque modern RESIDENCE, containing sixteen bed and dressing, bath, billiard, and four reception rooms; gas and water; national telephone, and all conveniences of a town Residence; stabling for nine; groom's and coachman's rooms, gardener's cottage, etc.; well-kept tennis and other lawns, well-grown elms, evergreen, oak, and other trees and shrubs; terrace overlooking sea, summer house, and conservatory; productive kitchen garden, and river running through; private bathing house, and fine stretch of sand; first-class sea fishing, yachting and boating, and noted fishing; close to the lovely sylvan New Forest scenery. Or would be LET, Furnished, by the year. Inspected by Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (31,507.)



SUSSEX.—The above exquisite BIJOU PROPERTY to be SOLD. The House was built by an eminent architect, of red brick, with quaint angle nooks and oak-beamed ceilings; electric bells, hot and cold water, and gas; certified drainage; first-class stabling and lodge entrance; magnificent view; soot, above sea level, and near famous golf links; tennis lawn, bowling green, productive garden, and two meadows; or would be LET, Furnished, or Unfurnished.—Agents, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (31,117.)

SUSSEX AND SURREY BORDERS (on main Brighton line).—For SALE or LETTING, compact RESIDENTIAL PROPERTY of nearly 30 acres, together with a medium-sized RESIDENCE, approached by avenue with lime trees; excellent stabling; billiard room.—Terms of Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (31,113.)

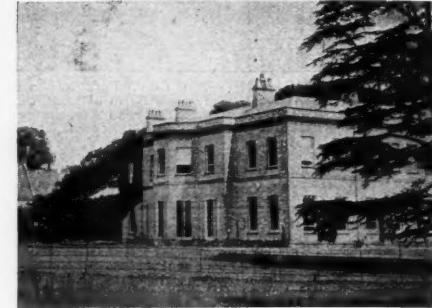


1,700 ACRES of excellent partridge shooting, together with the above Furnished MANSION, situated within one-and-a-half hours of London, to be LET for a term, from middle of 1903. It stands in a richly-timbered park, which is intersected by a well-known river, and contains billiard, four reception, 21 bed, dressing, and bathrooms; stabling for nine; gravel soil; gas laid on; up-to-date drainage; water certified by well-known doctor, and supplied by gravitation; cricket ground and golf links on Estate.—Terms of Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (33,033.)

MESSRS. LUMLEYS have the following Tuesdays set aside for 1903, at the Mart, Tokenhouse Yard, Bank of England. It is advisable that early intimation be given for including Properties. Terms on application:

January 27th.	June 30th.
February 17th.	July 14th.
March 17th.	July 28th.
April 7th.	August 11th.
April 21st.	October 15th.
May 5th.	November 10th.
May 19th.	December 15th.

Any other dates can be arranged at St. James's House, 22, St. James's Street, S.W.



4,500 ACRES OF SHOOTING, and the above well-furnished MANSION, to be LET, from February 1st next, for a term. On the G.W. Ry. It stands in a beautifully-timbered park, and has accommodation for a good establishment. Good stabling, coachman's and keeper's cottages. Good hunting. Lodge entrance. Game bag, etc., of Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (32,659.)

SHORT DRIVE FROM CHICHESTER.—To be LET, Unfurnished, an excellent COUNTRY RESIDENCE, in close contiguity to a large private park, seated in well-timbered grounds of about eight acres. There are three reception, twelve bed and dressing, and bathrooms, conservatory, servants' hall, etc.; stabling for seven, and several useful outbuildings. Very attractive but inexpensive grounds; one or two tennis lawns, productive walled kitchen garden, and two paddocks; hunting with two packs; golf near; shooting in district; gravel soil; water laid on.—Agents, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (31,585.)



SUSSEX AND SURREY BORDERS.—To be LET or SOLD, the above artistic SWISS CHALET HOUSE, beautifully planned and decorated, standing high with splendid views, in nearly nine acres, with paddock; five reception, eleven bed and bathrooms, conservatory, and offices; electric bells; perfect sanitation and water supply; stabling and men's rooms; bungalow of seven rooms; shooting and fishing near; good hunting. Price £4,000. Rent £130.—Agents, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (31,127.)

250 ACRE ESTATE, with gentleman's small Residence, within 50 miles of London, to be SOLD for £8,000.—Agents, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (36,705.)

4,000 ACRES SHOOTING, INCLUDING 1,500 ACRES COVERT. FINE MANSION.



GLOUCESTERSHIRE.—To be LET, Furnished, on Lease, the above fine Modern MANSION, with 23 bed and dressing rooms, handsome suites of entertaining rooms and complete accommodation for a gentleman's family, situated in a beautiful old deer park, and having about 4,000 acres of shooting, including 1,500 acres of beautiful undulating coverts. Within a mile of a railway station, with service of trains all over England; close to several packs of hounds; trout stream; gardens and grounds.—Photographs and full details as to rent of the Sole Agents, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (36,045.)

In Scotland and Ireland, Messrs. LUMLEYS, LTD., have a good selection of grouse moors, deer forests, low ground shootings, fishings. Country Houses and Estates for Sale.



OAKLEY HUNT (close to a town and station).—To be LET, Furnished, for a year or shorter period, the above Family RESIDENCE, standing in well-timbered park-like grounds, with lodge entrance; fourteen bed and dressing, bath, billiard, and four reception rooms; stabling for nine, shady old grounds, two tennis lawns and one croquet lawn, etc.; rough shooting over 800 acres. Personally inspected by Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (35,170.)

OVERLOOKING THE SURREY HILLS and under an hour from Town.—To be SOLD, a small Freehold RESIDENTIAL PROPERTY, comprising a stone-built Residence, containing eight bedrooms, bathroom, three reception rooms, etc.; stabling for five and farm-buildings, and some land; hunting and golfing. Price £2,750.—Apply to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (36,044.)

GLOUCESTERSHIRE (one-and-a-half miles from a station on main G.W. Ry.).—To be SOLD, a charming old-fashioned RESIDENCE, stone-built, approached by carriage drive; six bedrooms, bathroom, three reception rooms; stabling for six; nice grounds with paddock, bordered by trout stream; good hunting and golfing. Price £1,500 for the Freehold.—Apply to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (36,044.)



BEXHILL-ON-SEA (one mile from sea and station).—To be LET, Furnished or Unfurnished, in this aristocratic south coast resort, the above charmingly situated old-fashioned RESIDENCE, standing high, with nice matured grounds, with full-sized tennis lawn, playing lawn with cricket pitch, kitchen garden, orchard, etc.; seven bedrooms, three reception rooms, etc.; stable and coach-house; well wooded, pretty country; good golf links.—Full details and terms of Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (31,123.)

NEAR THE KENTISH COAST.—To be SOLD, a very choice Freehold PROPERTY, consisting of a Gentleman's House, standing nearly 600 ft. above sea level, in a very healthy locality, and containing seven bed and dressing rooms, bathroom, three reception rooms, etc.; stabling and farm-buildings, and about fifteen acres. Price £3,000.—Apply to Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (30,358.)



SURREY HILLS.—The above exceedingly choice PROPERTY can now be bought at a remarkable reduction in price. It would be difficult to find a more perfect and comfortable abode, and it is strongly recommended. There are about thirteen bed, bath, billiard, and four handsome reception rooms; gas and water; modern drainage; lodge entrance; stabling for four, and rooms for married coachman; delightful pleasure grounds and lawns, walled kitchen garden, and many acres of parklike meadow land.—Agents, Messrs. LUMLEYS, LTD., St. James's House, 22, St. James's Street, S.W. (30,877.)

MESSRS. LUMLEYS, LTD., English, Scottish and Irish Land Agents and Auctioneers,
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